



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 18th July 2025



BEECH AVENUE, SHEPTON MALLET, BA4

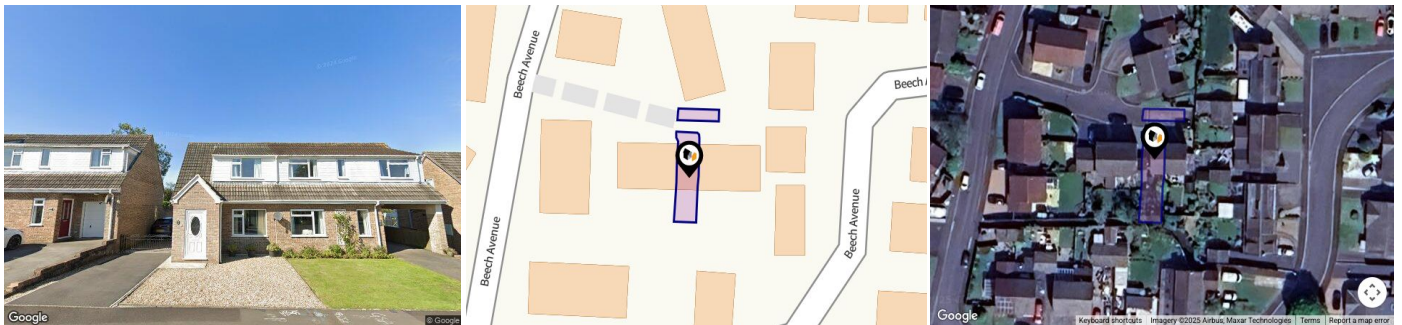
Cooper and Tanner

86 High Street, Street, BA16 0EN

01458 840416

street@cooperandtanner.co.uk

cooperandtanner.co.uk



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,897
Title Number:	ST52209

Tenure: Freehold

Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

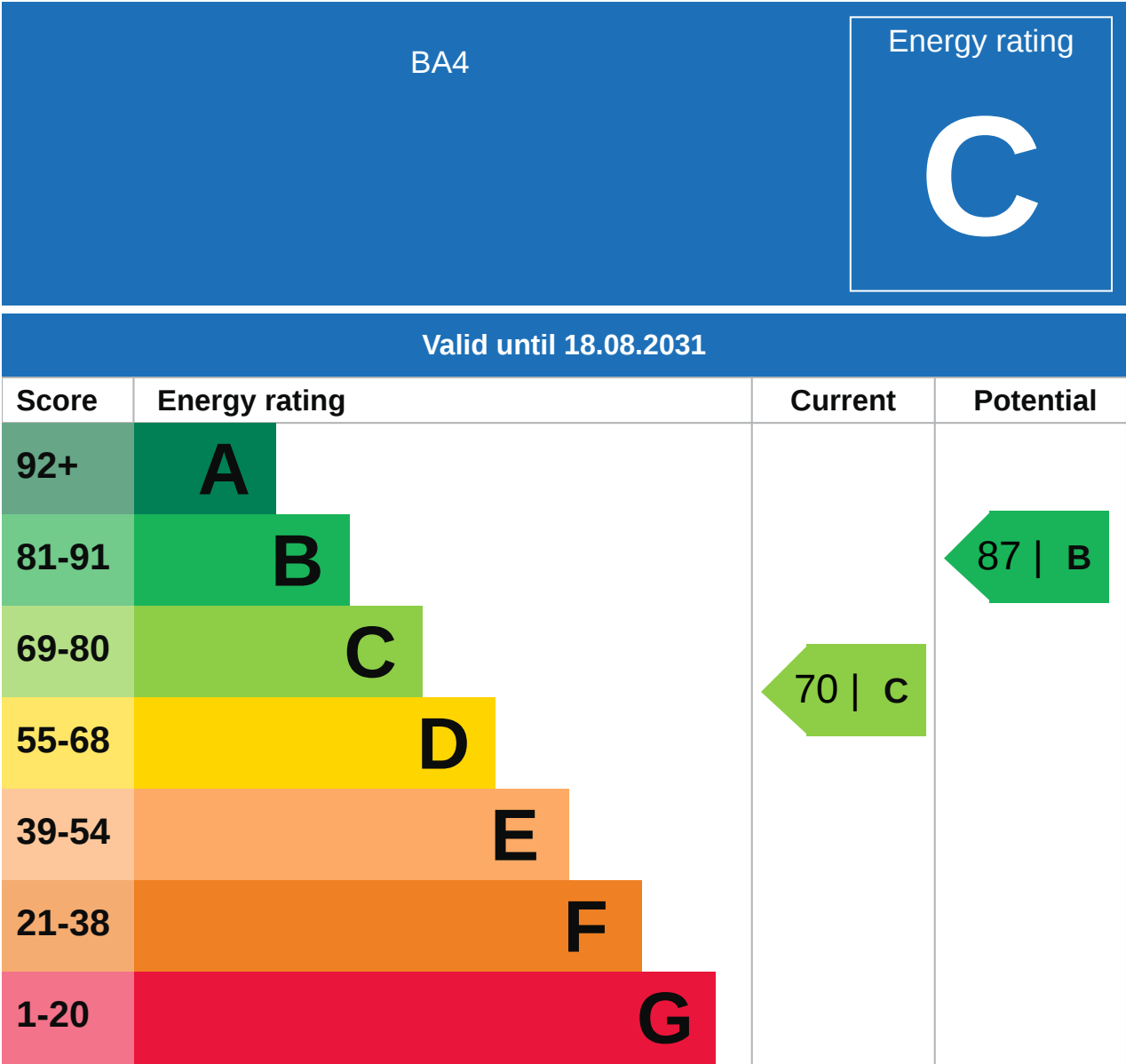
15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property

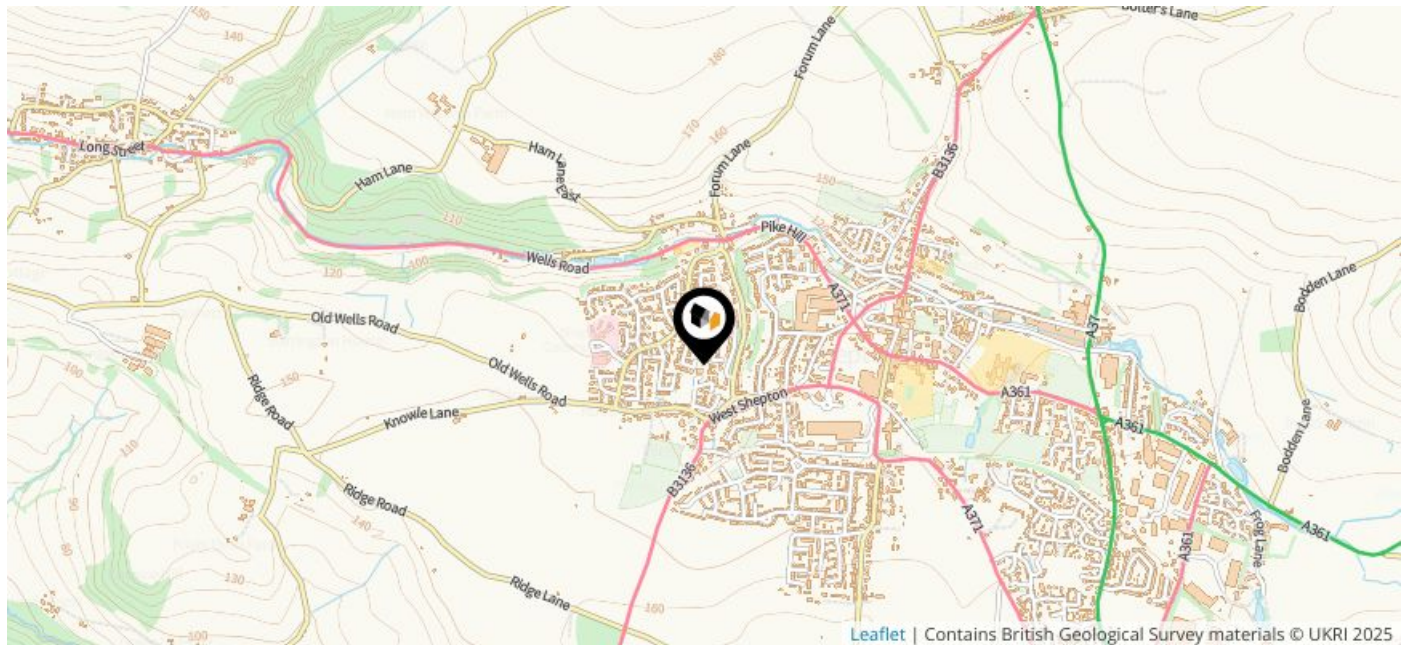
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	54 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

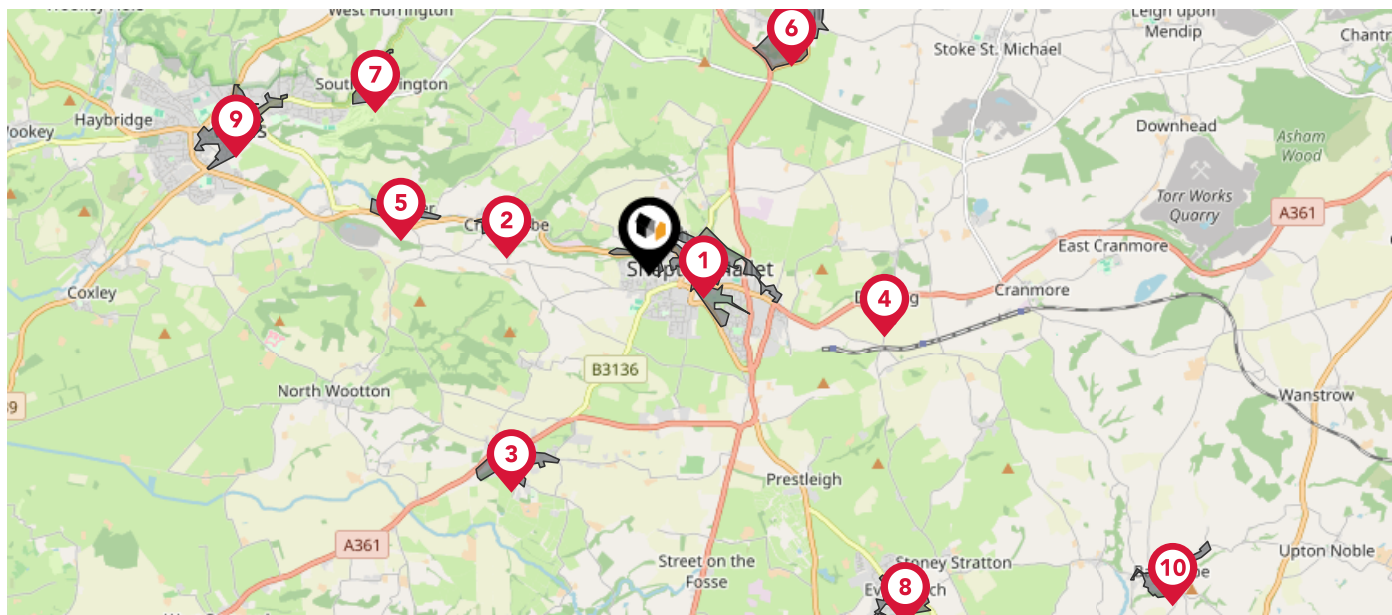
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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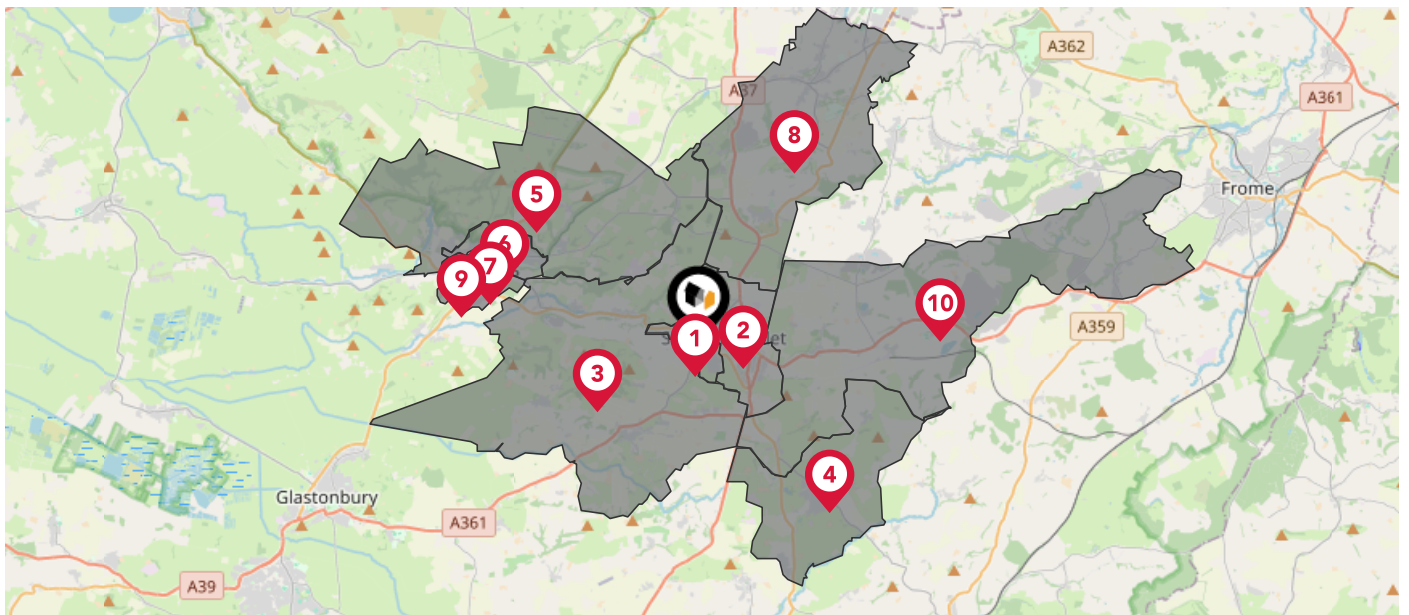
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-----------------|
| 1 | Shepton Mallet |
| 2 | Croscombe |
| 3 | Pilton |
| 4 | Doultong |
| 5 | Dinder |
| 6 | Oakhill |
| 7 | Mendip Hospital |
| 8 | Evercreech |
| 9 | Wells |
| 10 | Batcombe |

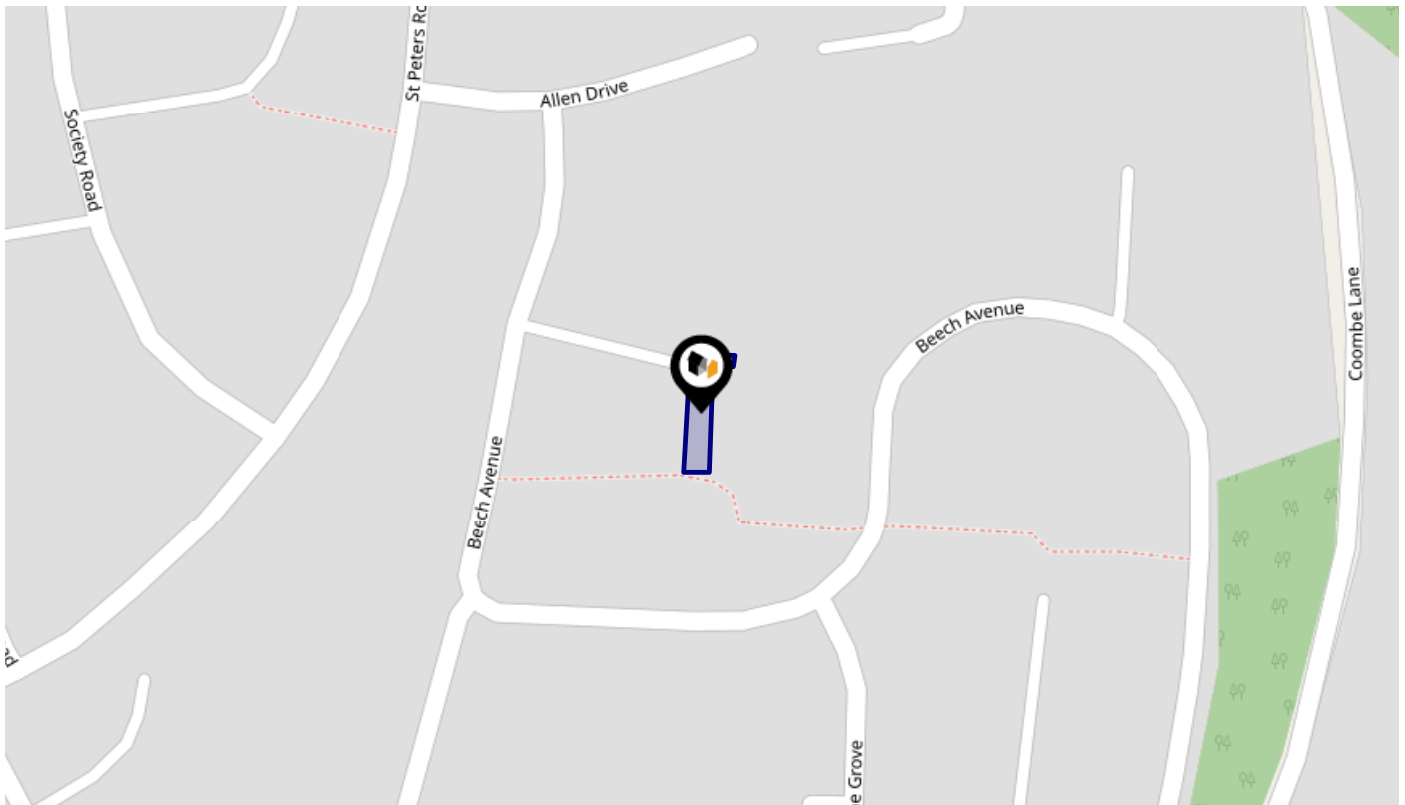
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|--|
| 1 | Shepton West Ward |
| 2 | Shepton East Ward |
| 3 | Croscombe and Pilton Ward |
| 4 | Creech Ward |
| 5 | St. Cuthbert Out North Ward |
| 6 | Wells St. Thomas' Ward |
| 7 | Wells Central Ward |
| 8 | Ashwick, Chilcompton and Stratton Ward |
| 9 | Wells St. Cuthbert's Ward |
| 10 | Cranmore, Doultong and Nunney Ward |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

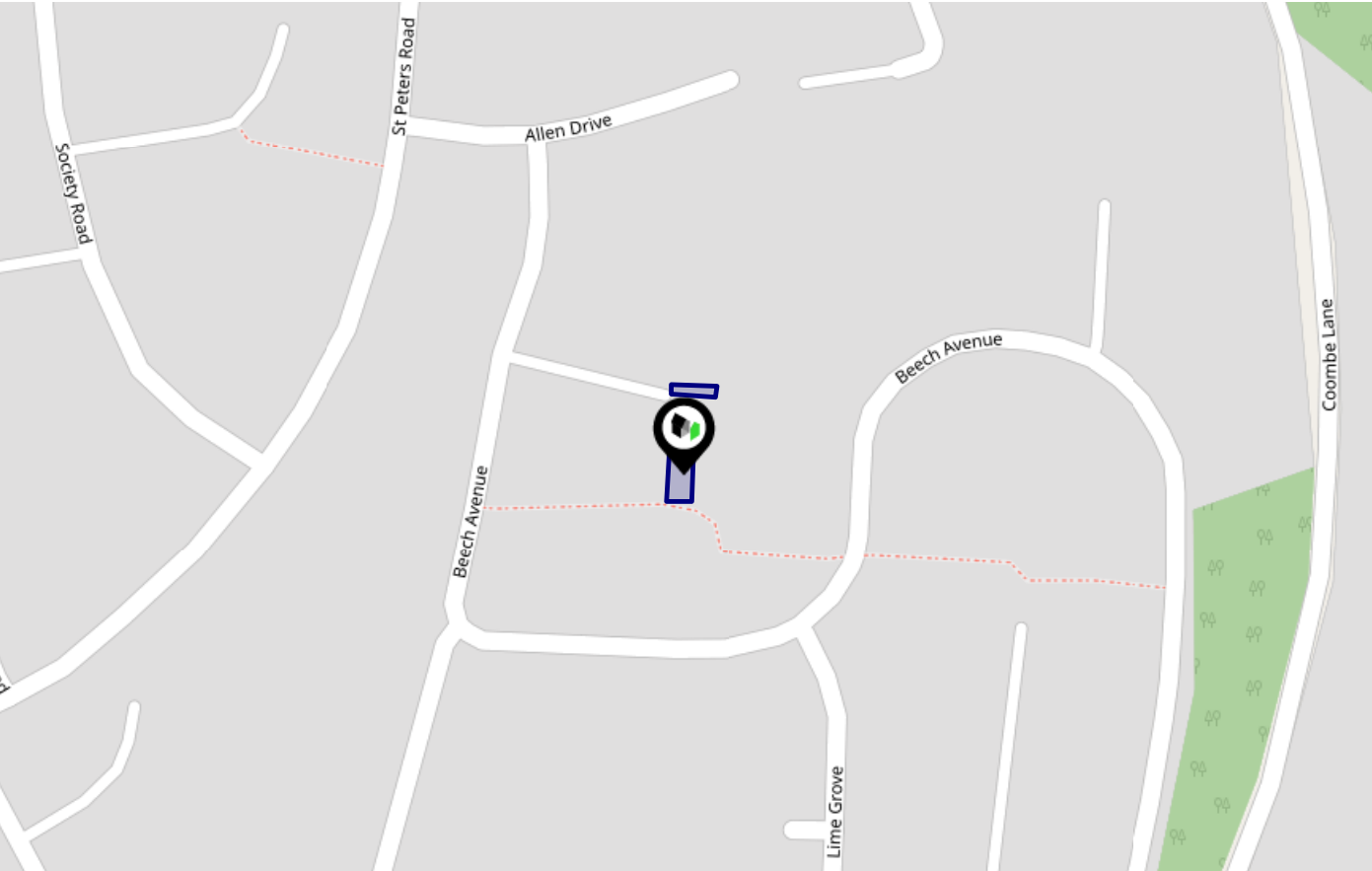
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

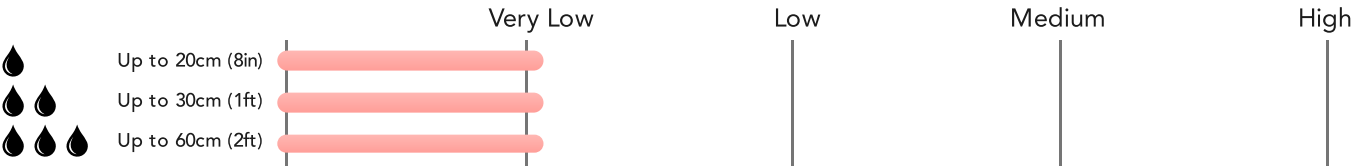


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

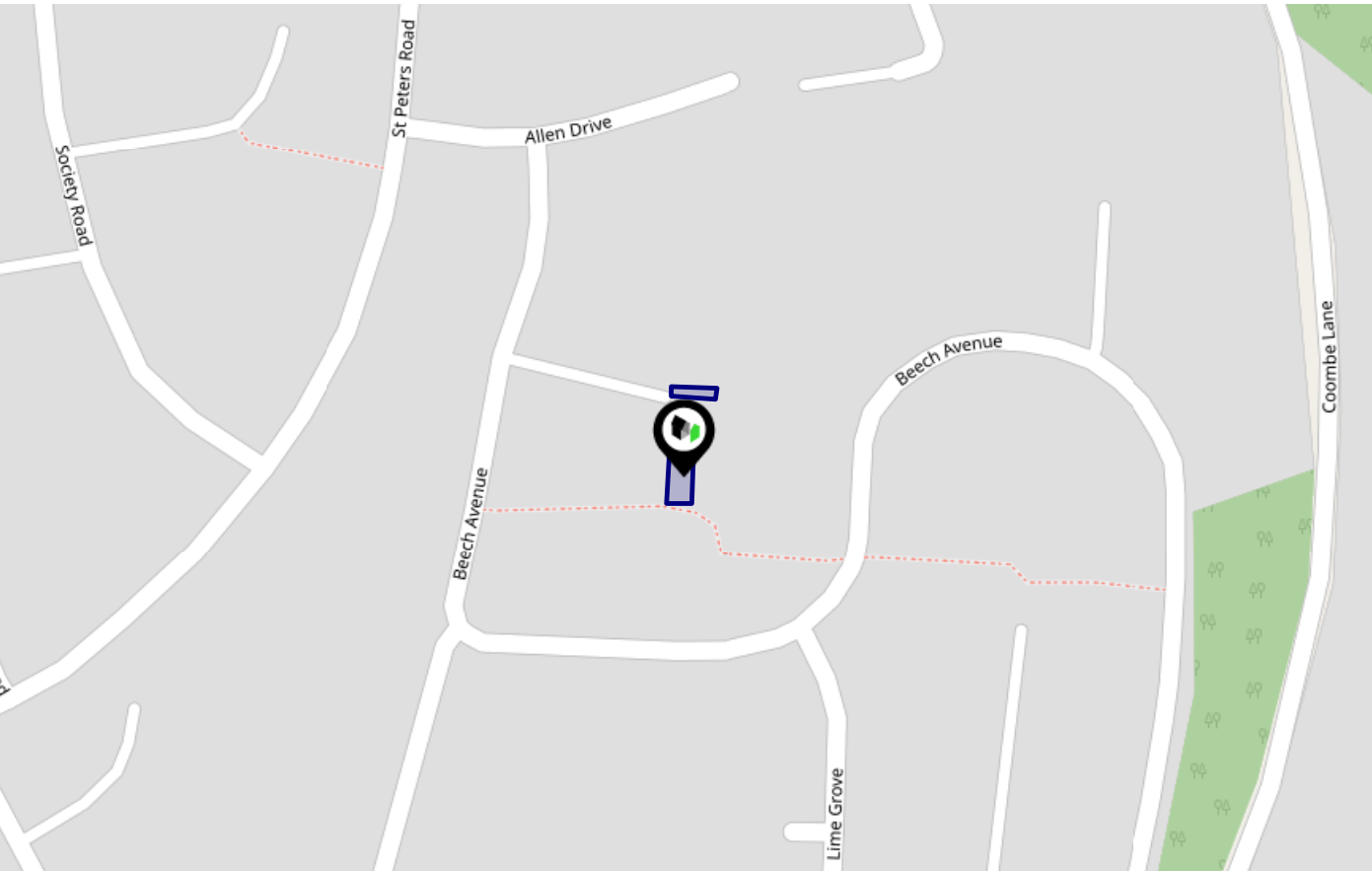


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

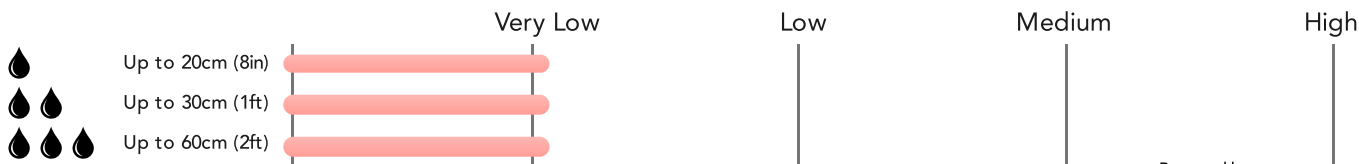


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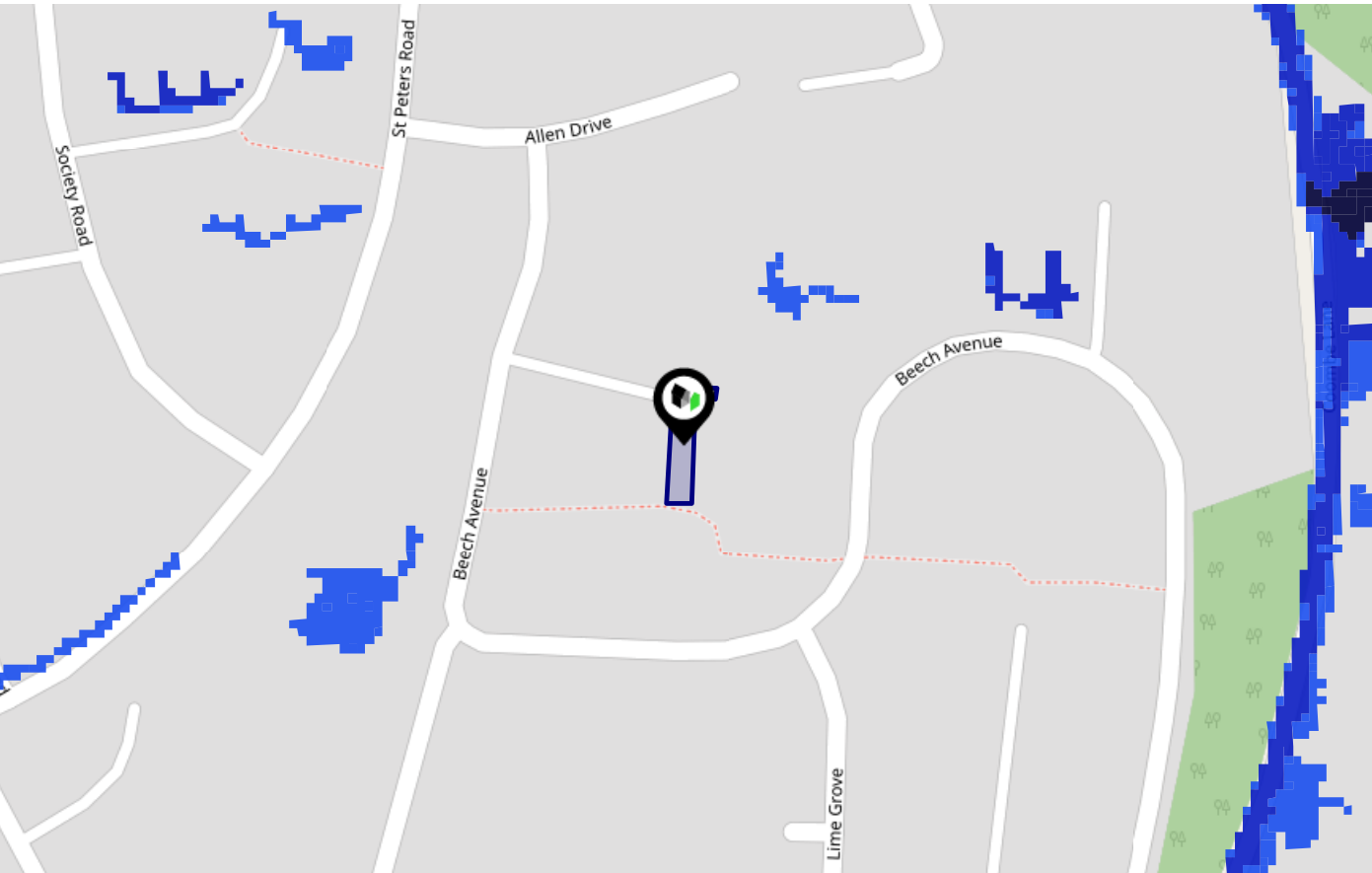
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Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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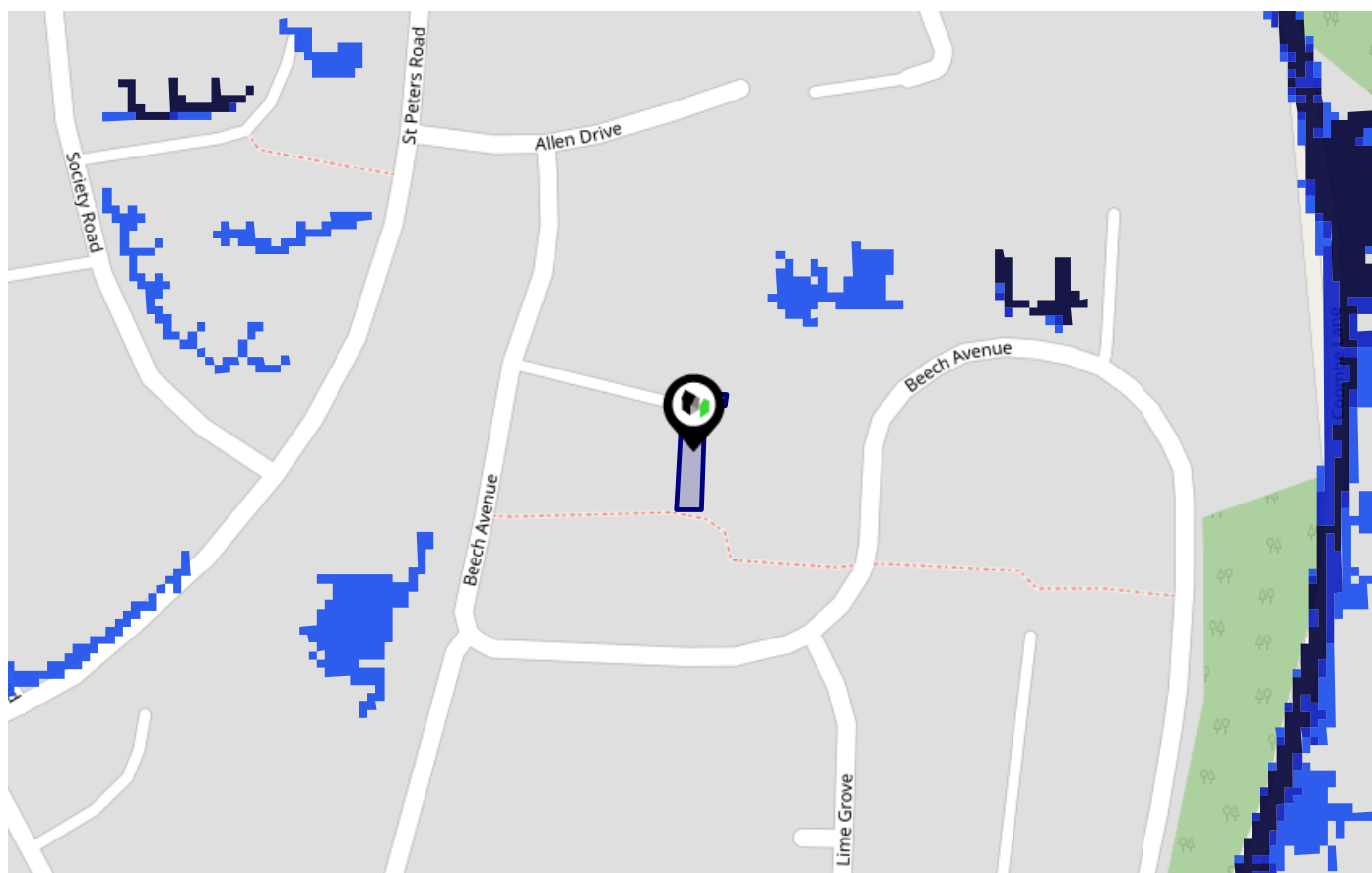


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

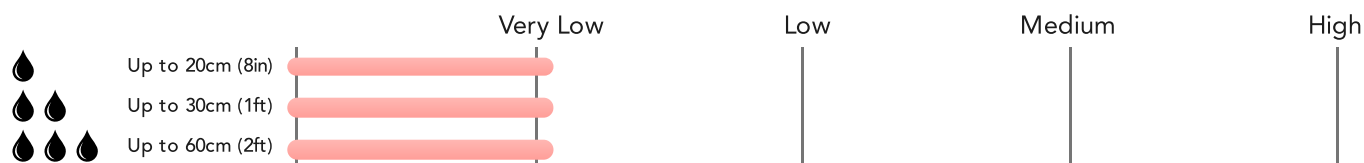


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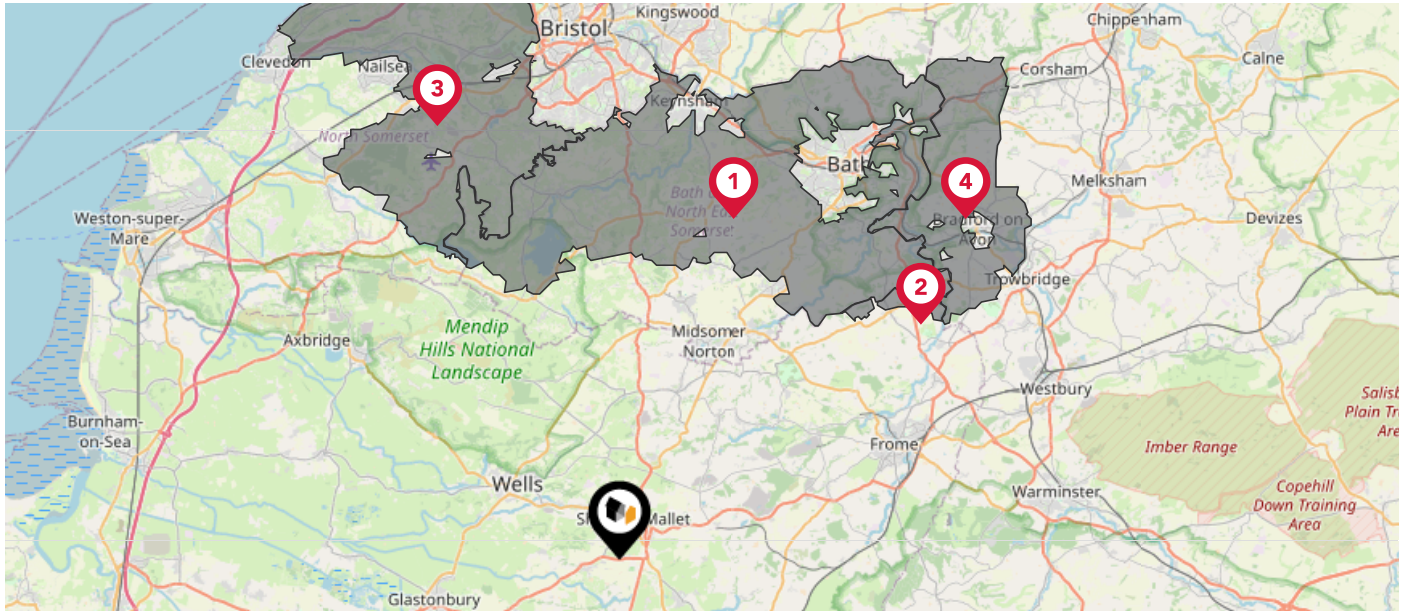
Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip

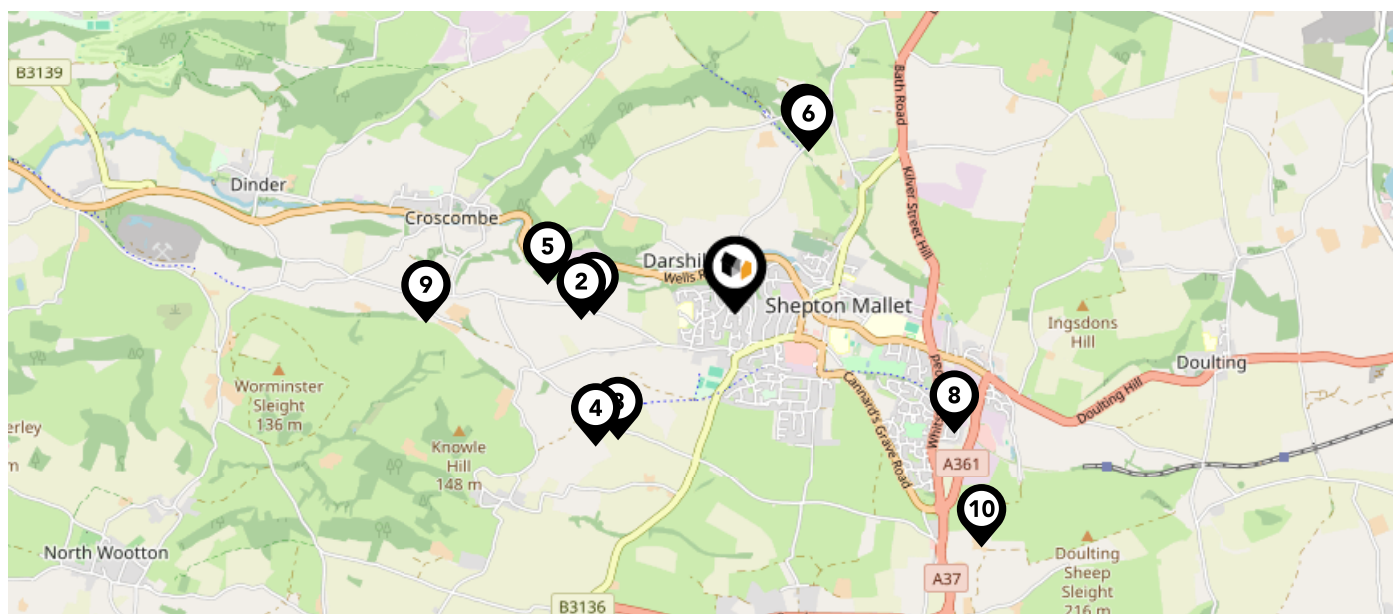


Bath and Bristol Green Belt - North Somerset





















Bath and Bristol Green Belt - Wiltshire

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

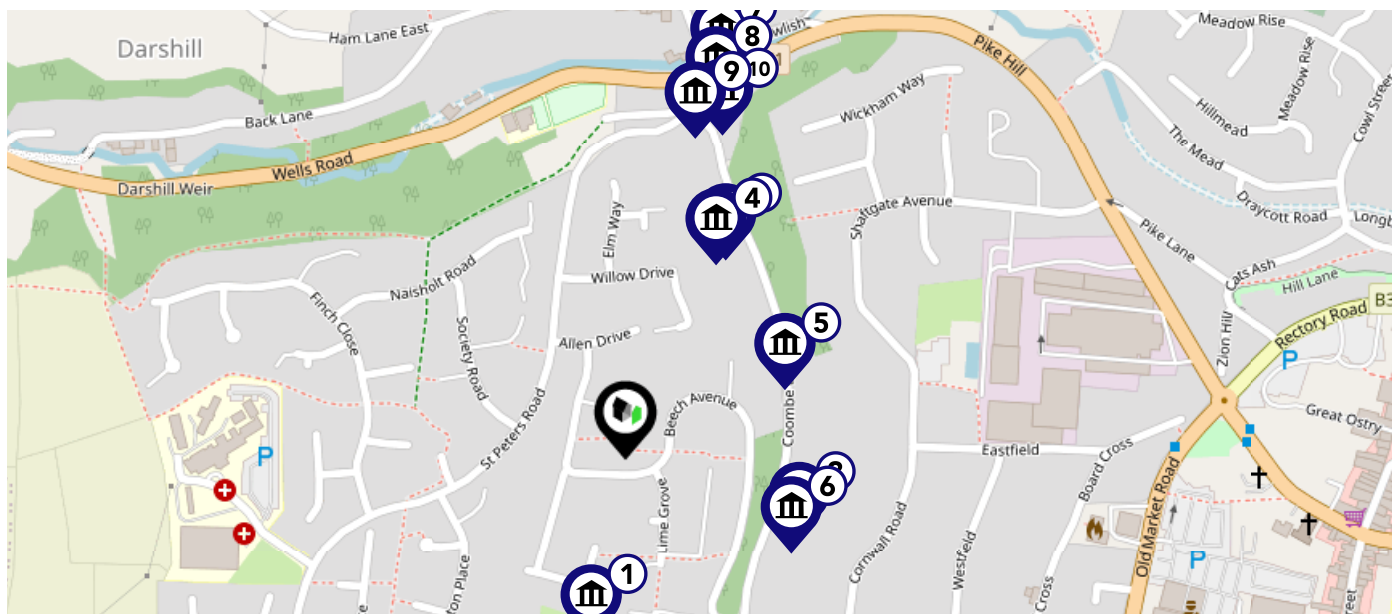
	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill 
	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill 
	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill 
	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill 
	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill 
	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill 
	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill 
	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill 
	EA/EPR/EP3593FE/A001	Active Landfill 
	Brickyard Farm-Cann Grave	Historic Landfill 








Maps

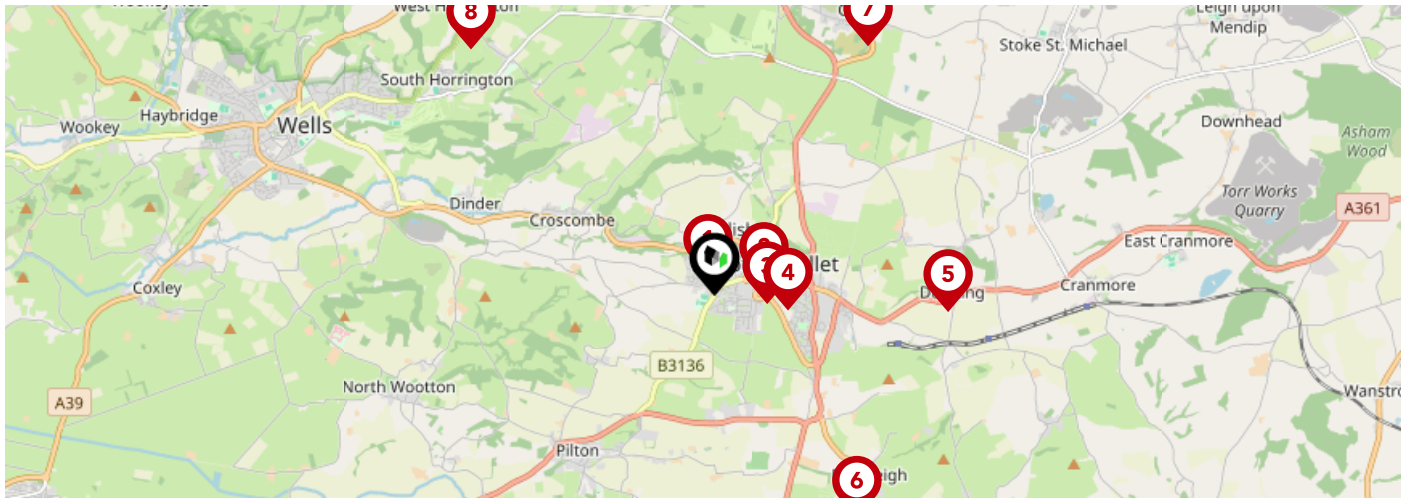
Listed Buildings

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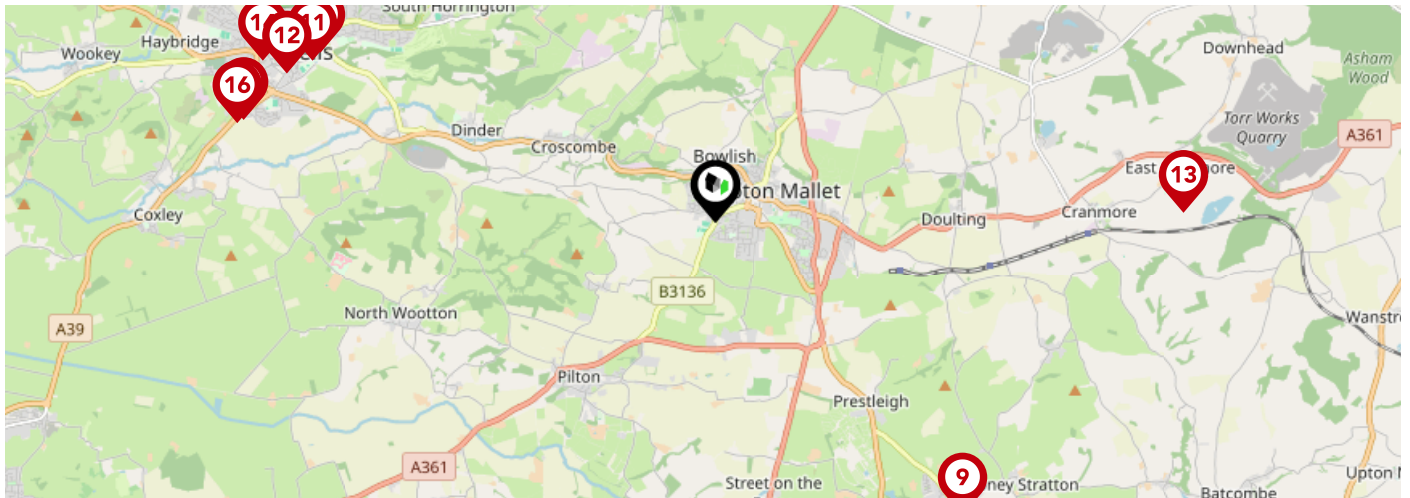
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058385 - 14 And 16, Old Wells Road	Grade II	0.1 miles
 1058418 - 6, Coombe Lane	Grade II	0.1 miles
 1058424 - 30 And 31, Coombe Lane	Grade II	0.1 miles
 1058417 - Cornwall Lodge	Grade II	0.1 miles
 1058423 - 15 And 16, Coombe Lane	Grade II	0.1 miles
 1345224 - 26-29, Coombe Lane	Grade II	0.1 miles
 1345230 - Little Bowlish	Grade II	0.2 miles
 1173704 - Horseshoe Inn	Grade II	0.2 miles
 1058421 - Gate Piers, 20 Metres West Of Facade Of Bowlish House	Grade II	0.2 miles
 1058419 - Bowlish House	Grade II	0.2 miles



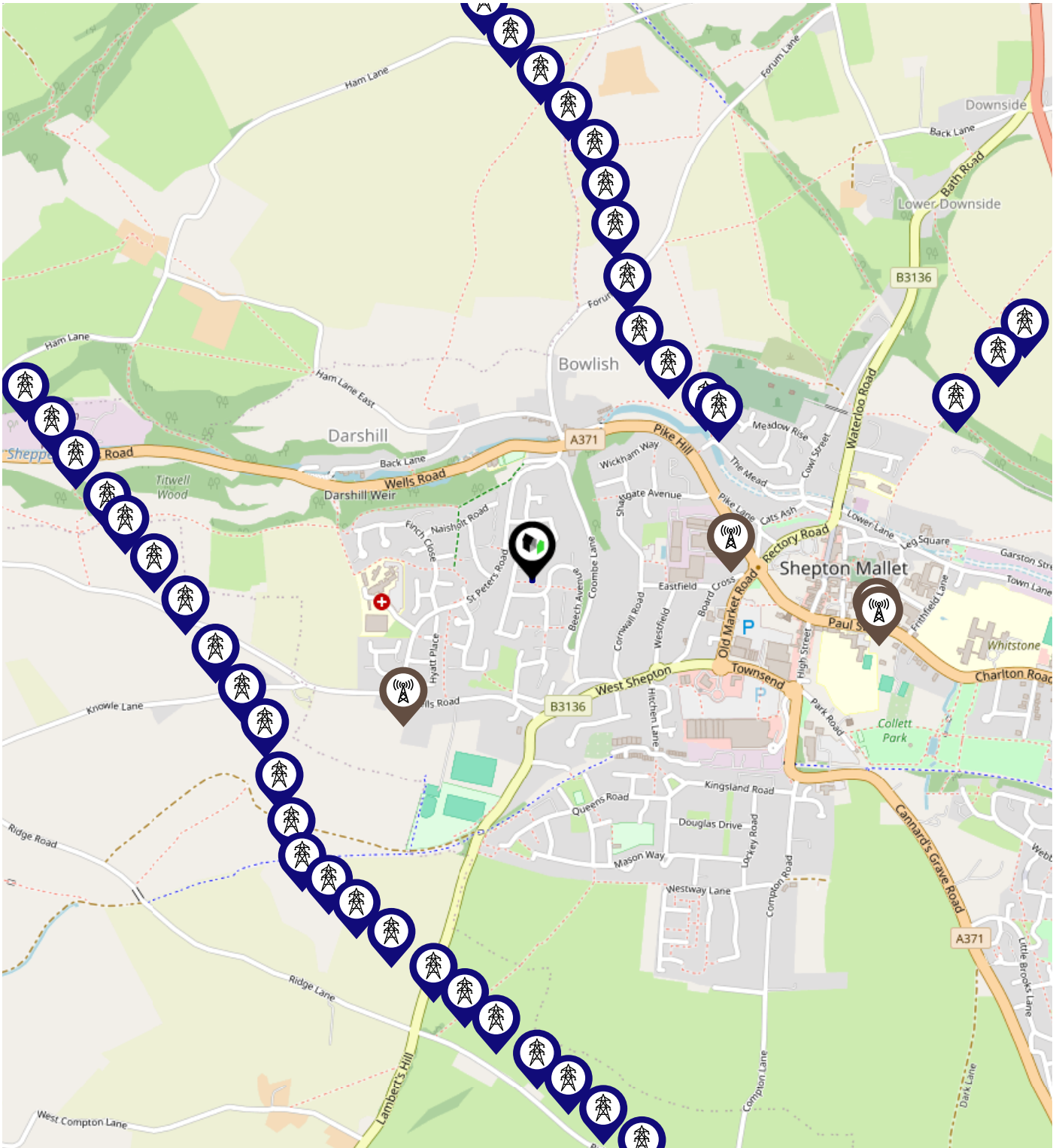
		Nursery	Primary	Secondary	College	Private
1	Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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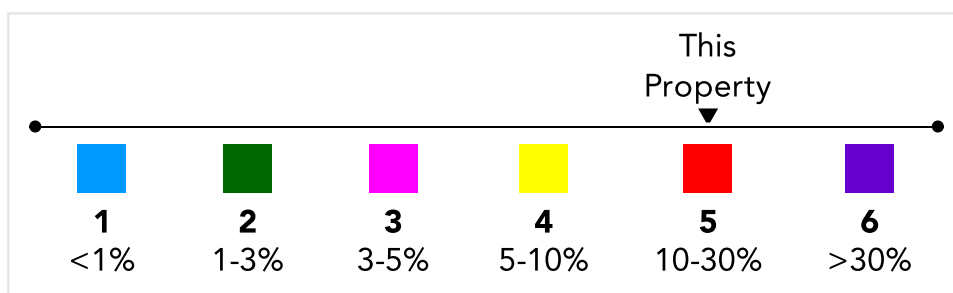
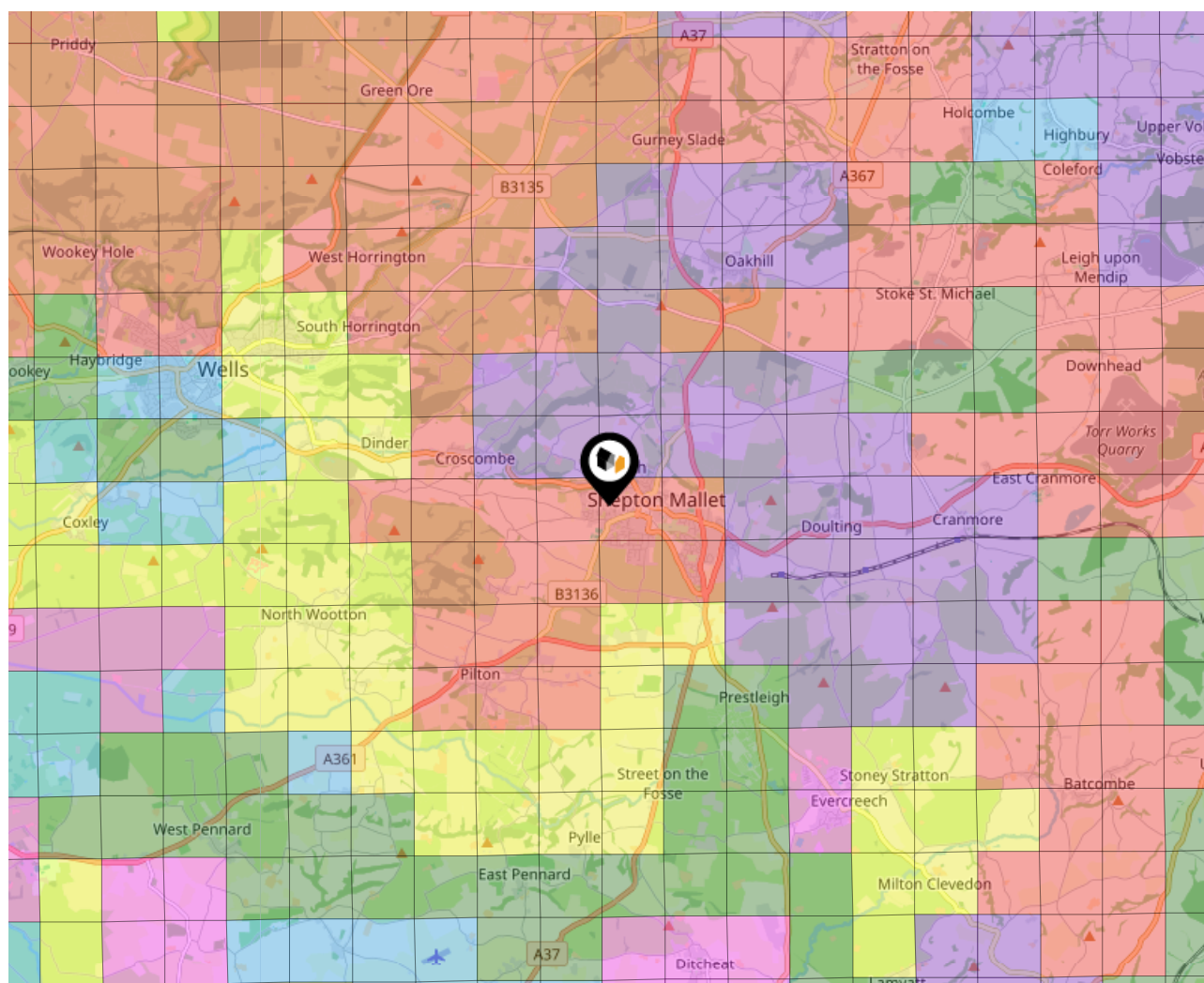


Key:

-  Power Pylons
-  Communication Masts

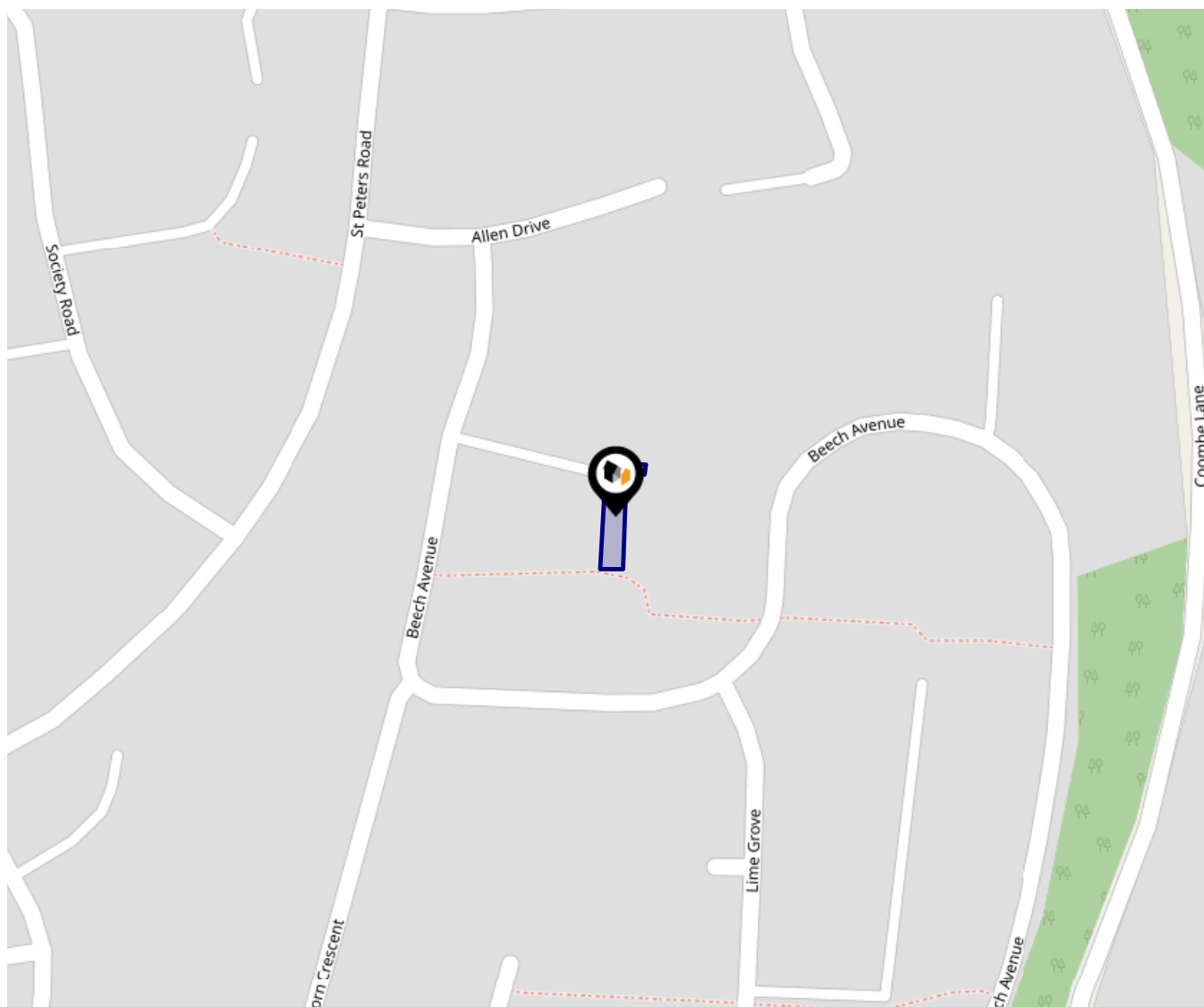
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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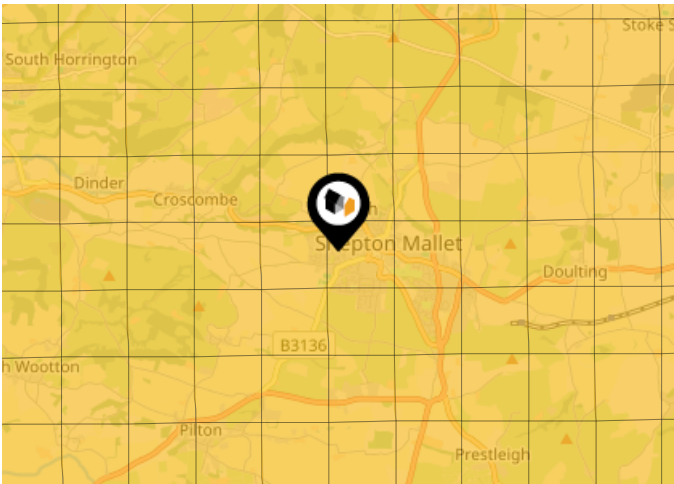
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



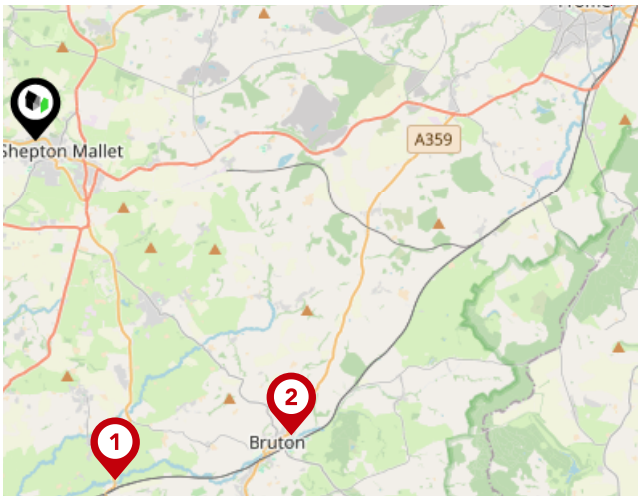
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

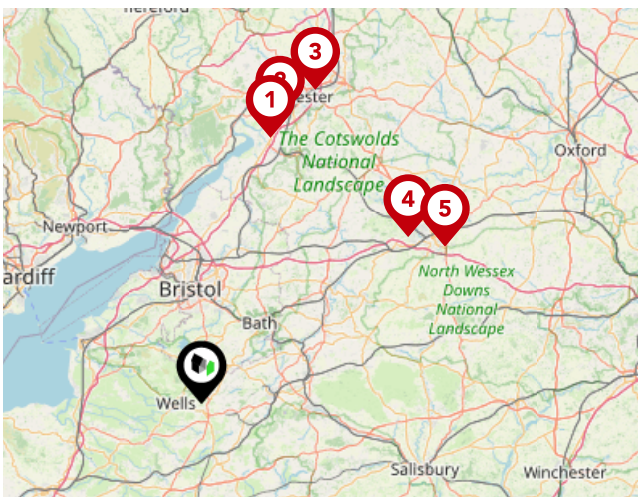
Transport (National)

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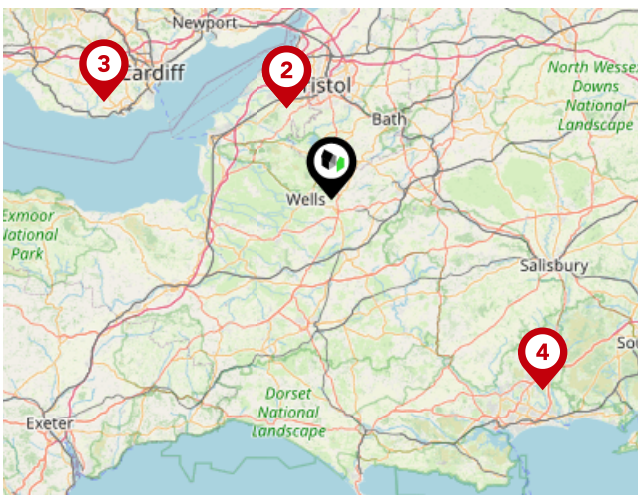
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.47 miles
2	Bruton Rail Station	7.26 miles
3	Frome Rail Station	11.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.58 miles
2	M5 J12	43.61 miles
3	M5 J11A	49.12 miles
4	M4 J16	39.05 miles
5	M4 J15	42.79 miles



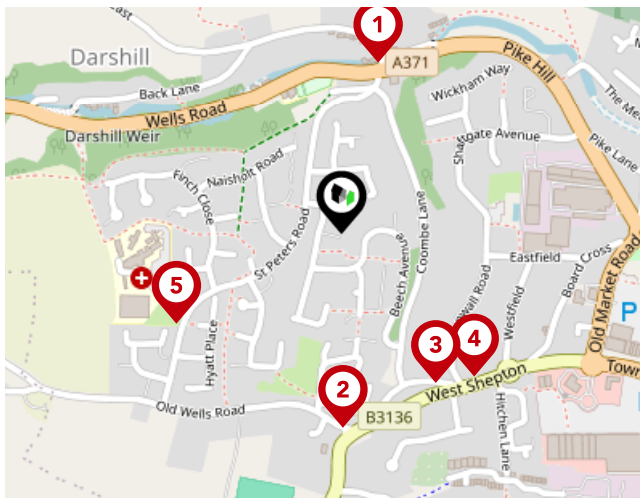
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.09 miles
2	Felton	15.09 miles
3	Cardiff Airport	36.74 miles
4	Bournemouth International Airport	42.56 miles

Area

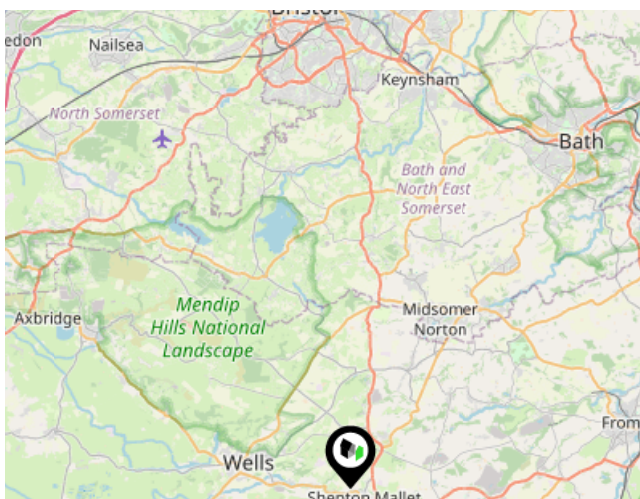
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Coombe Lane	0.2 miles
2	West Lodge	0.23 miles
3	West Shepton Road	0.2 miles
4	West Shepton Road	0.23 miles
5	St Peters Road	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	The Ostrich	17.88 miles
2	Bathurst Basin Ferry Landing	17.89 miles
3	Wapping Wharf	17.84 miles

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For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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