



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Saturday 15th June 2024



ALMOND TREE CLOSE, BRIDGWATER, TA6

Cooper and Tanner

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	ST253978		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



TA6

Energy rating

D

Valid until 20.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

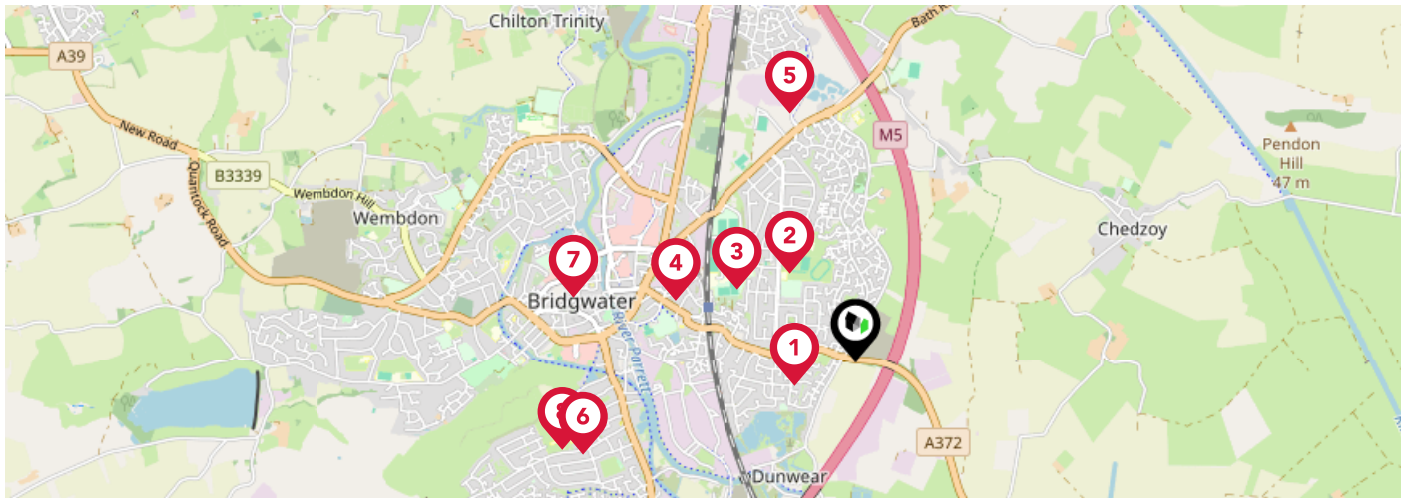
Property

EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

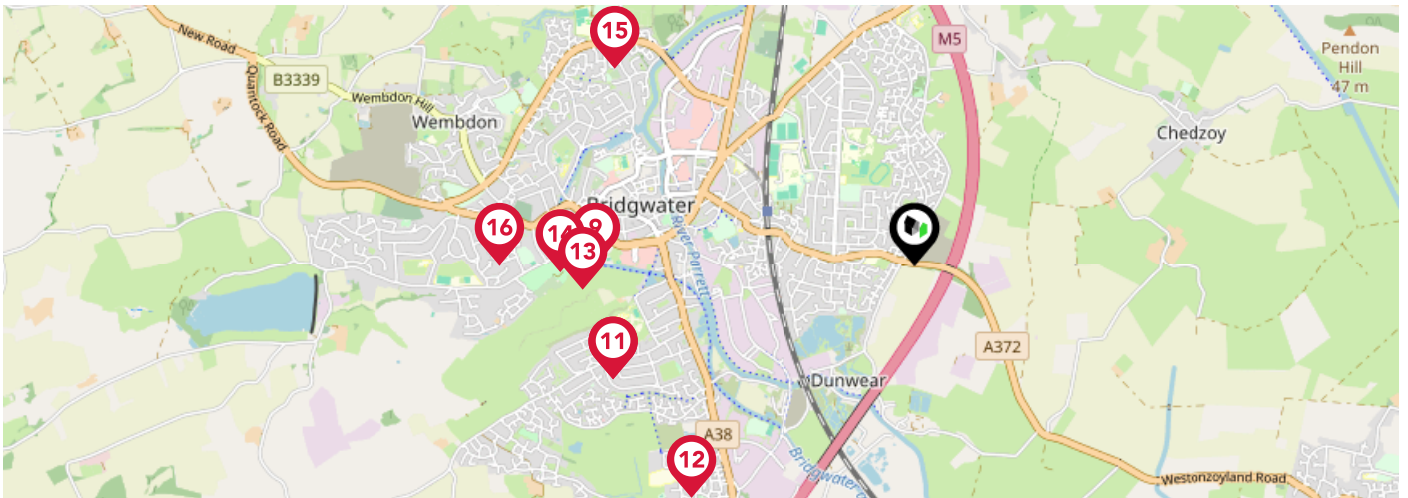
Area Schools



		Nursery	Primary	Secondary	College	Private
1	St John and St Francis Church School Ofsted Rating: Good Pupils: 410 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bridgwater College Academy Ofsted Rating: Good Pupils: 1396 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bridgwater and Taunton College Ofsted Rating: Good Pupils:0 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eastover Primary School Ofsted Rating: Good Pupils: 414 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Willowdown Primary School Ofsted Rating: Requires Improvement Pupils: 248 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elmwood School Ofsted Rating: Good Pupils: 84 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Northgate Primary School Ofsted Rating: Good Pupils: 239 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Robert Blake Science College Ofsted Rating: Requires Improvement Pupils: 850 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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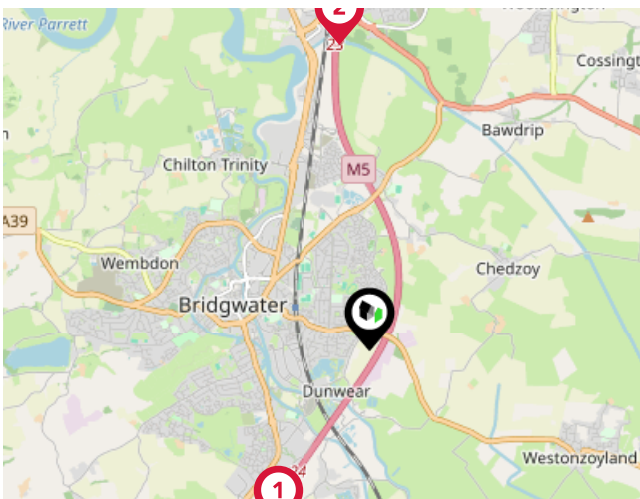
		Nursery	Primary	Secondary	College	Private
9	The Bridge School Sedgemoor Ofsted Rating: Good Pupils: 29 Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hamp Nursery and Infants' School Ofsted Rating: Good Pupils: 272 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hamp Academy Ofsted Rating: Good Pupils: 334 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Somerset Bridge Primary School Ofsted Rating: Good Pupils: 456 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Penrose School Ofsted Rating: Good Pupils: 54 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Westover Green Community School and Autism Centre Ofsted Rating: Good Pupils: 409 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chilton Trinity School Ofsted Rating: Requires Improvement Pupils: 935 Distance: 1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Joseph's Catholic Primary School, Bridgwater Ofsted Rating: Good Pupils: 200 Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



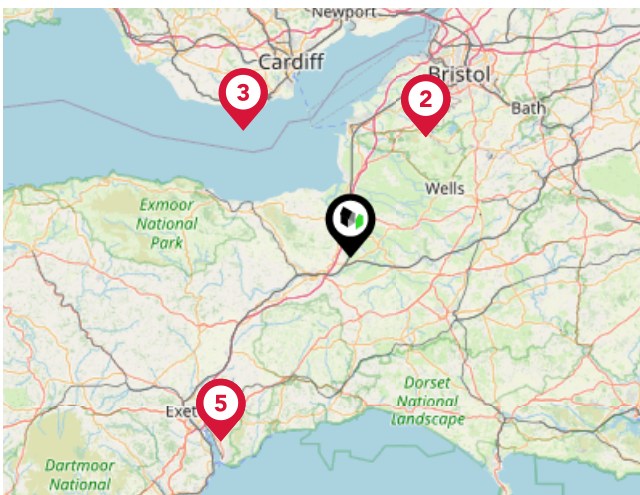
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.7 miles
2	Bridgwater Rail Station	0.71 miles
3	Highbridge & Burnham-on-Sea Rail Station	6.36 miles



Trunk Roads/Motorways

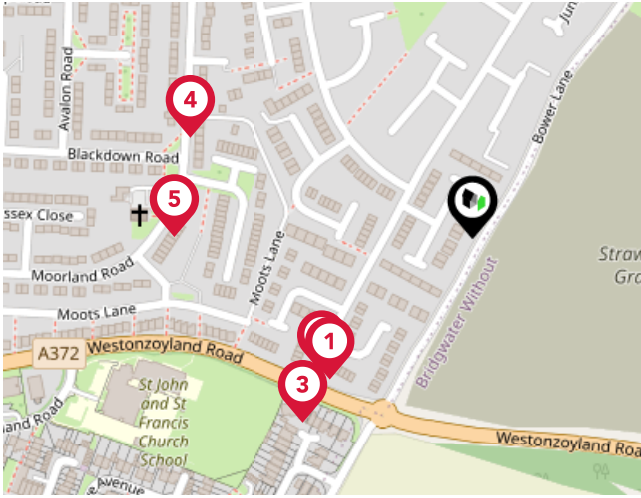
Pin	Name	Distance
1	M5 J24	1.86 miles
2	M5 J23	2.85 miles
3	M5 J22	7.71 miles
4	M5 J25	8.38 miles
5	M5 J26	14.21 miles



Airports/Helipads

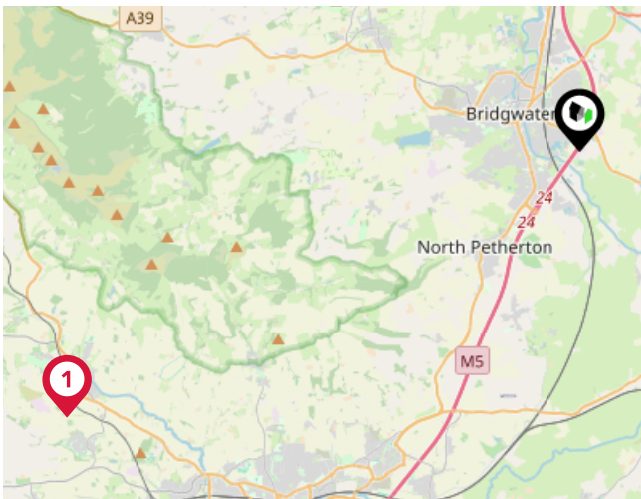
Pin	Name	Distance
1	Bristol Airport	21.32 miles
2	Bristol International Airport	21.32 miles
3	Cardiff International Airport	24.57 miles
4	Exeter International Airport	33.45 miles
5	Exeter International Airport	33.45 miles

Area Transport (Local)



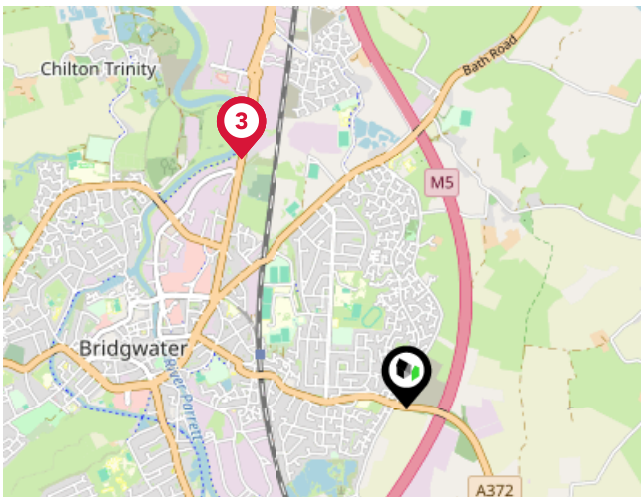
Bus Stops/Stations

Pin	Name	Distance
1	Apple Tree Close	0.12 miles
2	Apple Tree Close	0.12 miles
3	Eastern Avenue	0.15 miles
4	Moorland Road	0.17 miles
5	Salvation Army	0.17 miles



Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	10.77 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	1.4 miles
2	Bridgwater Ferry Terminal	1.4 miles
3	Bridgwater Ferry Terminal	1.4 miles

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Testimonial 1



We highly recommend Cooper and Tanner Cheddar. We had Mackenzie throughout our purchase, we also met Sally a couple of times. Even though we had to pull out of the first house; Mackenzie helped us with a knew place within the price and area of Cheddar that we were after. Communication was good throughout the process and on completion.

Testimonial 2



I would highly recommend Cooper & Tanner in Cheddar. The team were always very professional, friendly & helpful. They found us a property in Cheddar which was exactly what we were looking for. Christopher & Jackie were excellent, they answered all of our questions & queries. The purchase ran smoothly & the whole experience was great. Thank you so much to everyone at Cooper & Tanner Cheddar, we are very grateful for all your help & support.

Testimonial 3



What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

Testimonial 4



I bought a flat through Cooper and Tanner in Cheddar, and the whole experience was great. I had an early viewing on a property just about to go onto the market which was perfect for me. Carol handled my questions quickly, and when Carol wasn't in the office Chris picked them up and answered them. Professional, friendly, helpful. Would recommend.



/cooperandtanner



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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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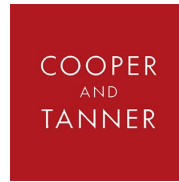
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UK Government

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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Valuation Office Agency

