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AND  
TANNER

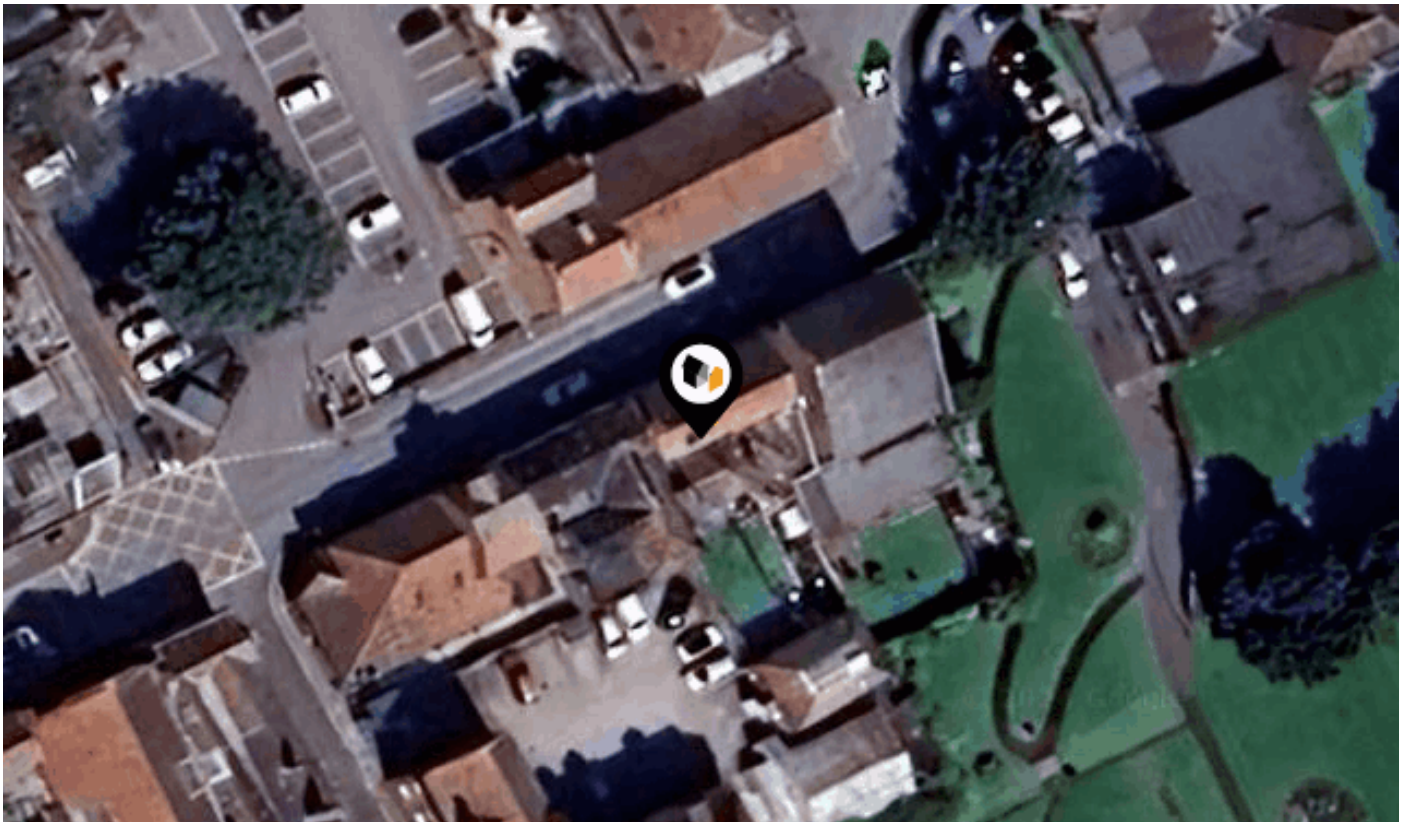


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Saturday 15<sup>th</sup> June 2024**



**7, DAMPIET STREET, BRIDGWATER, TA6**

## Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

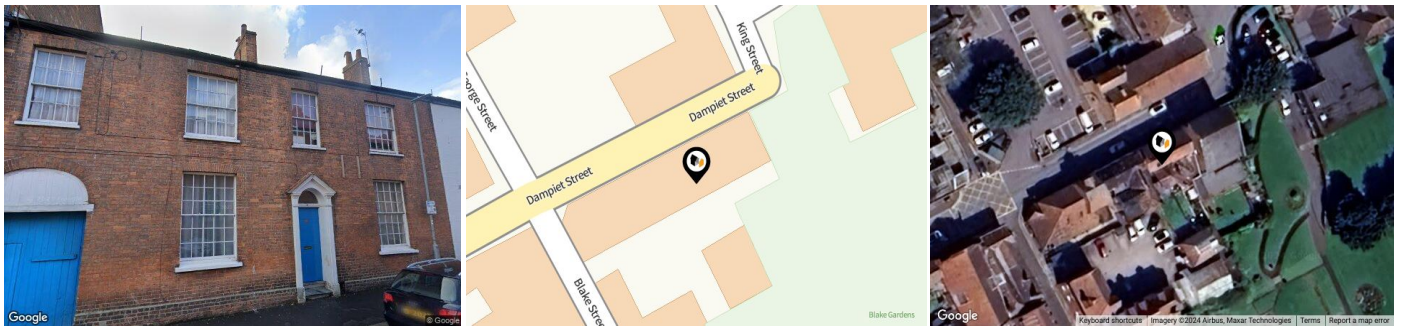
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Lettings Intelligence

# Property Overview

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## Property

Type:	Flat / Maisonette
Floor Area:	312 ft <sup>2</sup> / 29 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,511

## Local Area

Local Authority:	Somerset
Conservation Area:	Bridgwater Central Area and Dock

Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>22</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

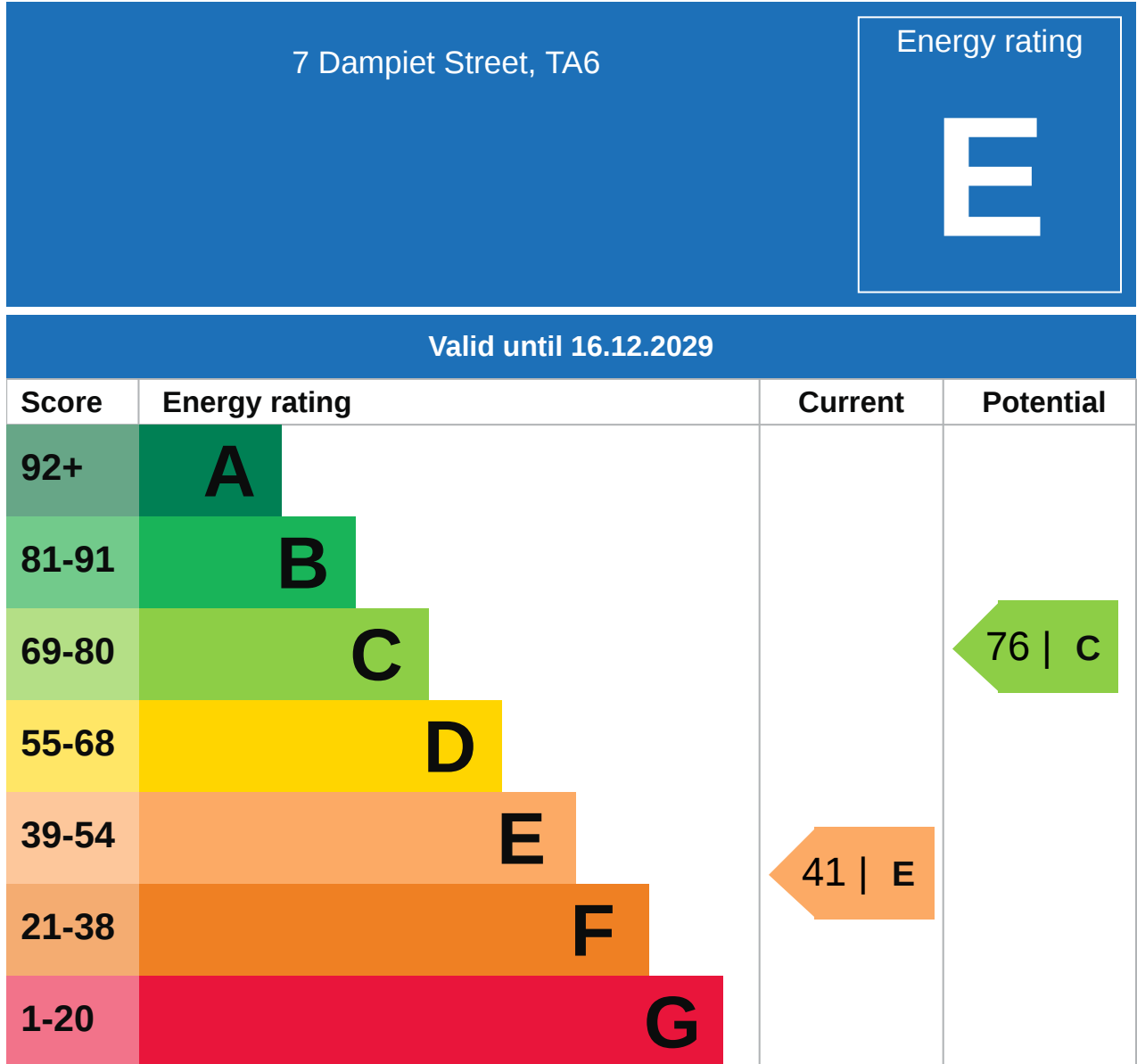


### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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# Property

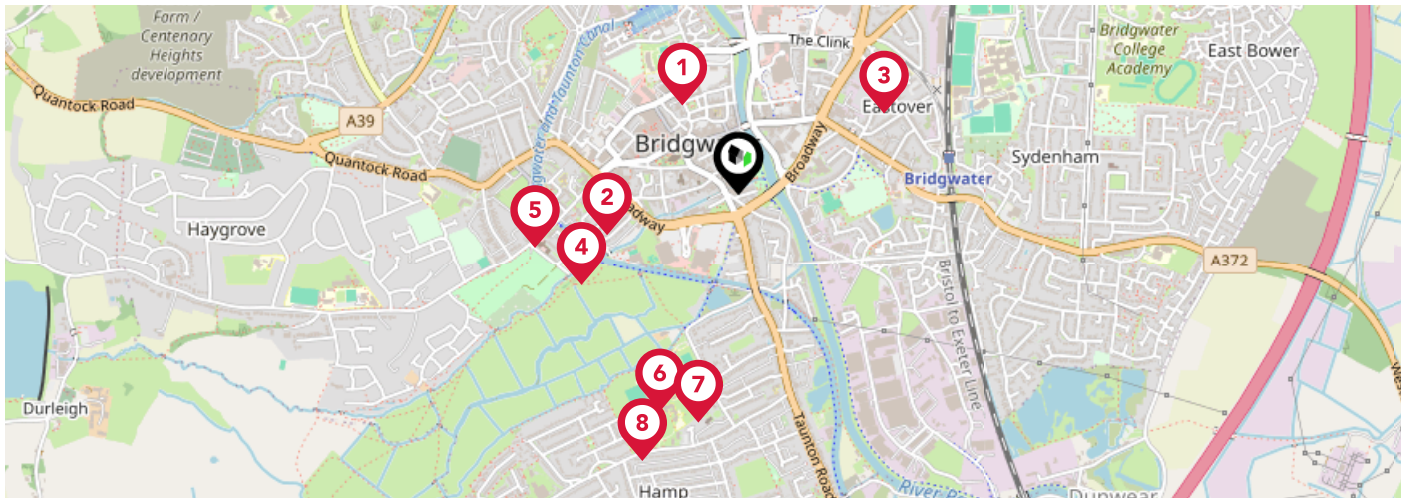
## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	29 m <sup>2</sup>

# Area Schools

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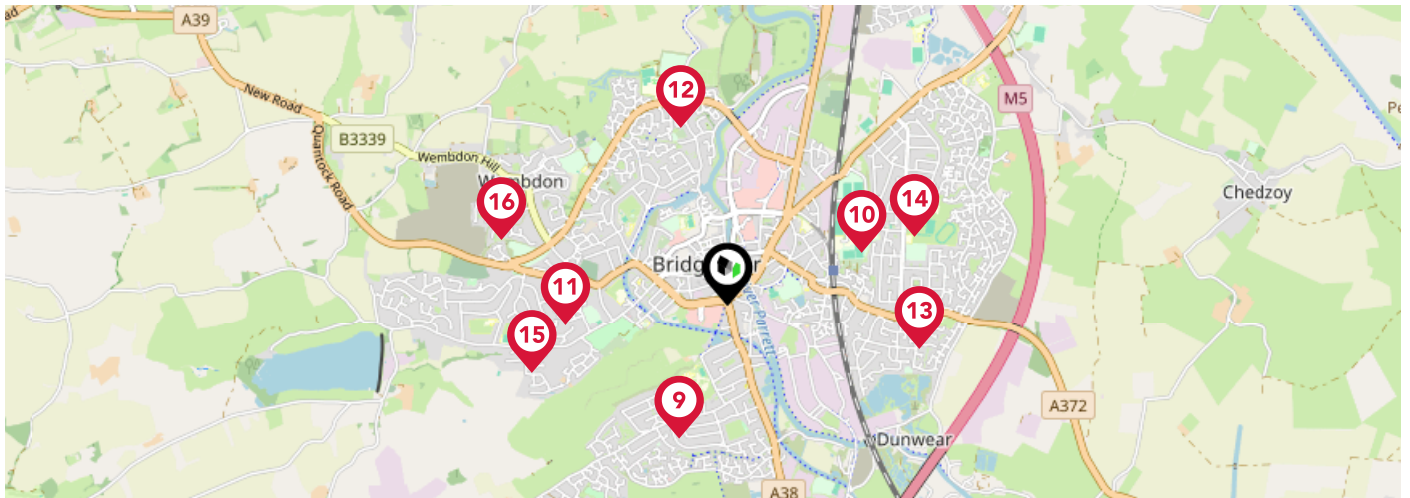


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Northgate Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Bridge School Sedgemoor</b> Ofsted Rating: Good   Pupils: 29   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Eastover Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penrose School</b> Ofsted Rating: Good   Pupils: 54   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Westover Green Community School and Autism Centre</b> Ofsted Rating: Good   Pupils: 409   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Robert Blake Science College</b> Ofsted Rating: Requires Improvement   Pupils: 850   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Elmwood School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hamp Nursery and Infants' School</b> Ofsted Rating: Good   Pupils: 272   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



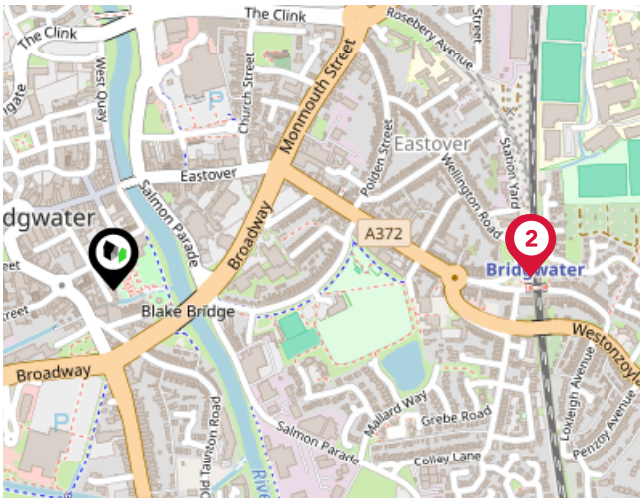
# Area Schools

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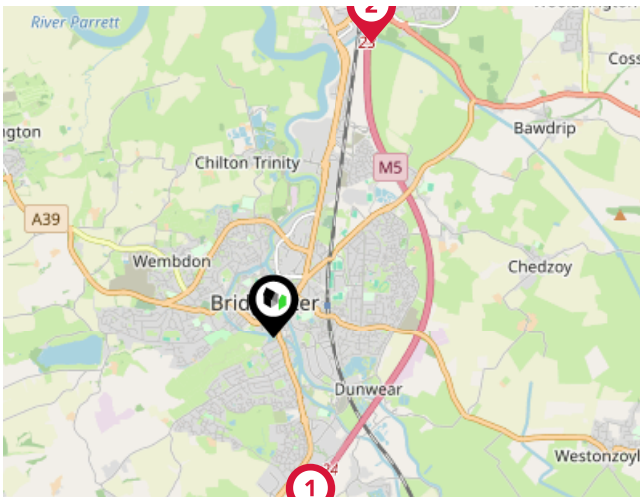
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Hamp Academy</b> Ofsted Rating: Good   Pupils: 334   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Bridgwater and Taunton College</b> Ofsted Rating: Good   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Joseph's Catholic Primary School, Bridgwater</b> Ofsted Rating: Good   Pupils: 200   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Chilton Trinity School</b> Ofsted Rating: Requires Improvement   Pupils: 935   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St John and St Francis Church School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Bridgwater College Academy</b> Ofsted Rating: Good   Pupils: 1396   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Haygrove School</b> Ofsted Rating: Good   Pupils: 1056   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Wembdon St George's Church School</b> Ofsted Rating: Good   Pupils: 378   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



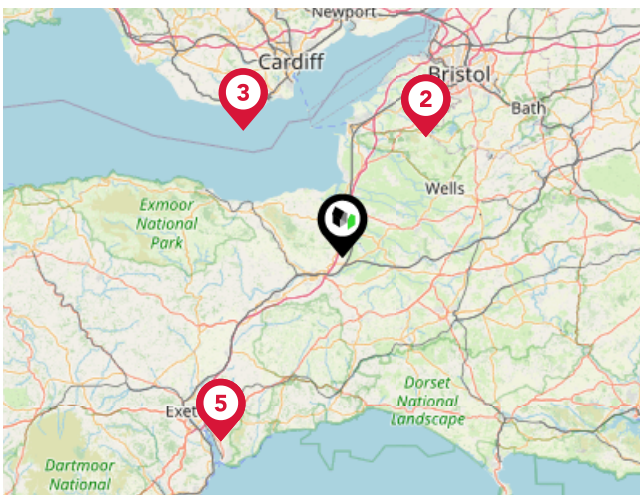
## National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.48 miles
2	Bridgwater Rail Station	0.49 miles
3	Highbridge & Burnham-on-Sea Rail Station	6.39 miles



## Trunk Roads/Motorways

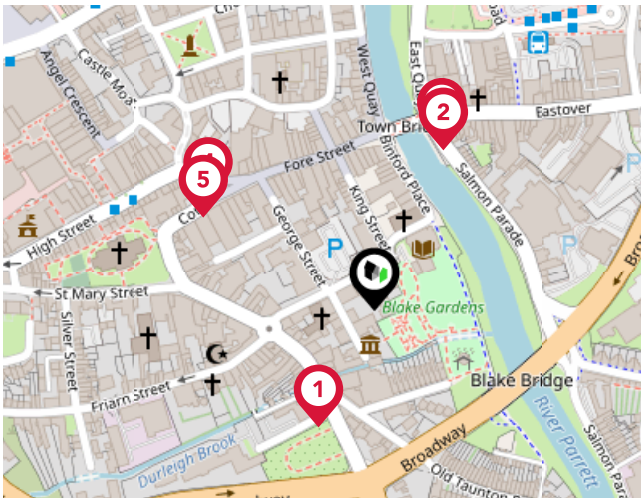
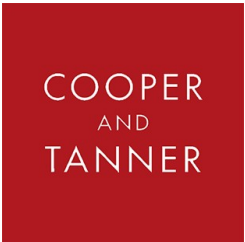
Pin	Name	Distance
1	M5 J24	1.79 miles
2	M5 J23	2.88 miles
3	M5 J22	7.87 miles
4	M5 J25	7.99 miles
5	M5 J26	13.53 miles



## Airports/Helipads

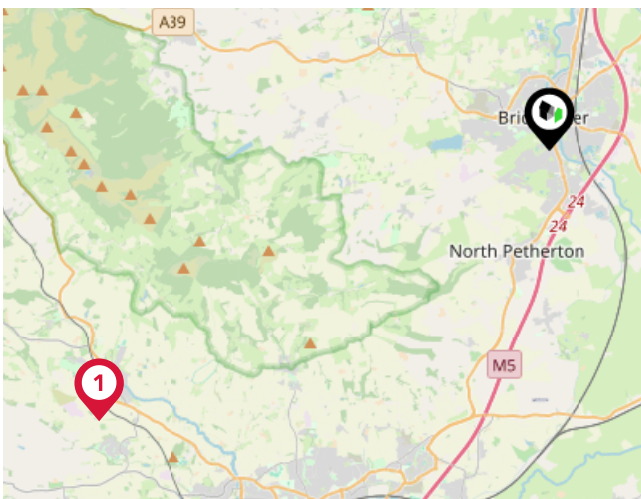
Pin	Name	Distance
1	Bristol Airport	21.89 miles
2	Bristol International Airport	21.89 miles
3	Cardiff International Airport	23.75 miles
4	Exeter International Airport	32.86 miles
5	Exeter International Airport	32.86 miles

# Area Transport (Local)



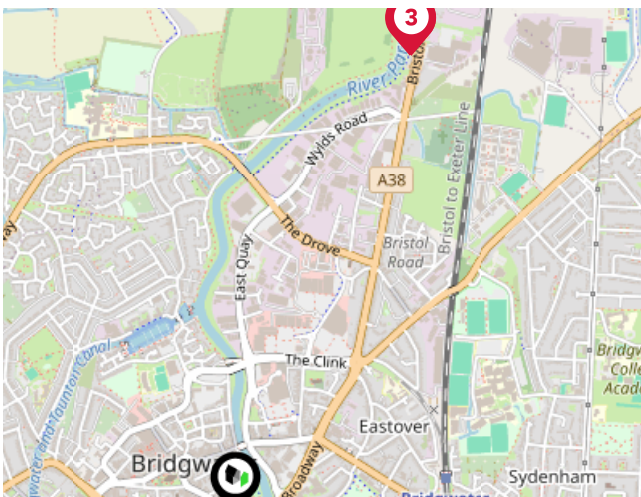
## Bus Stops/Stations

Pin	Name	Distance
1	St Mary Street	0.07 miles
2	Town Bridge Eastover	0.1 miles
3	Town Bridge Eastover	0.11 miles
4	Bridgwater DRT	0.12 miles
5	Demand Responsive Area	0.11 miles



## Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	9.78 miles



## Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	1.14 miles
2	Bridgwater Ferry Terminal	1.14 miles
3	Bridgwater Ferry Terminal	1.14 miles



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### Cooper and Tanner

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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



/cooper\_and\_tanner/

# Cooper and Tanner

## 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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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



Royal Mail