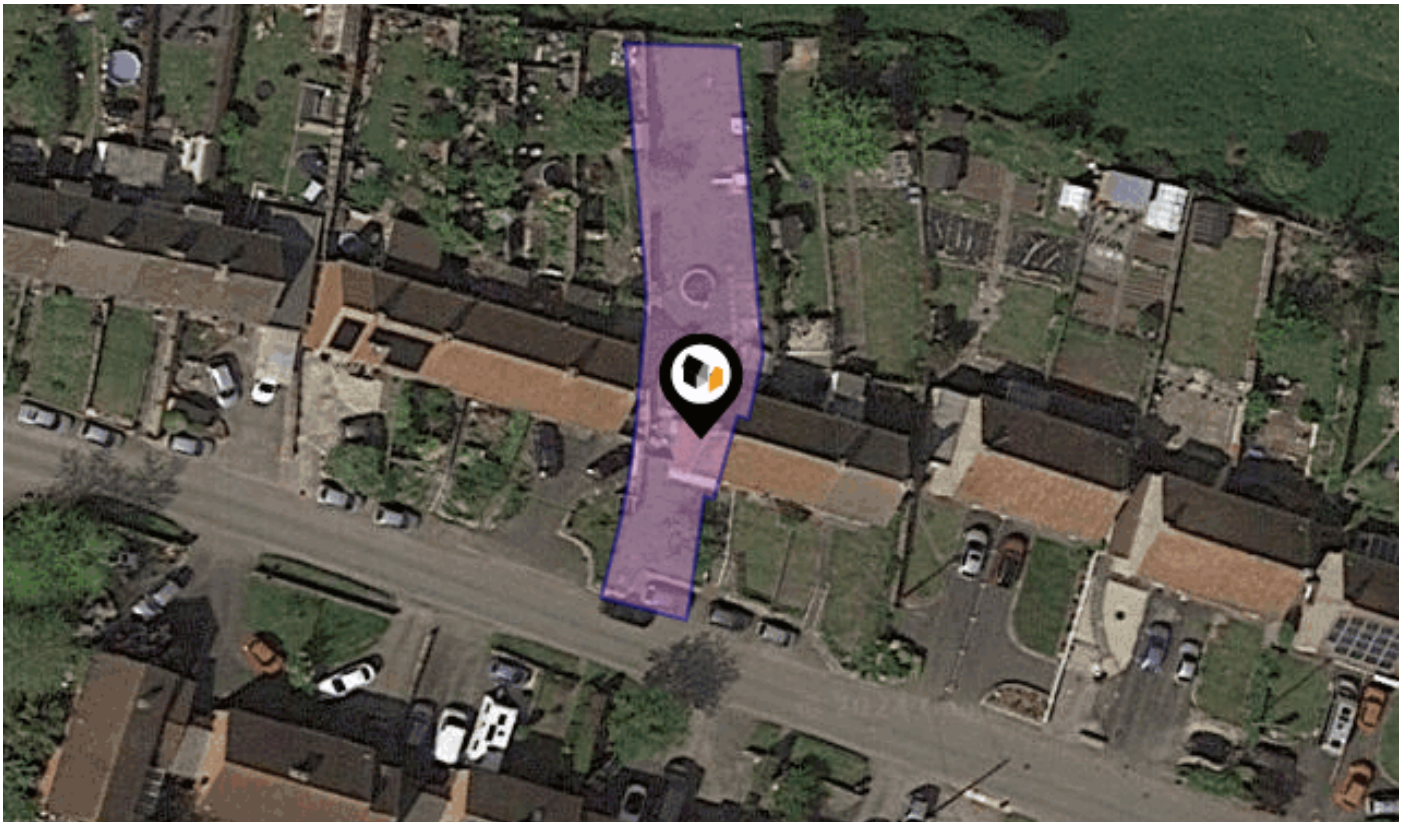




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Saturday 13th July 2024



MAIN ROAD, MIDDLEZOY, BRIDGWATER, TA7

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	ST42583		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	47 mb/s	- mb/s

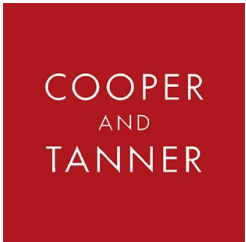
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



BRIDGWATER, TA7

Energy rating

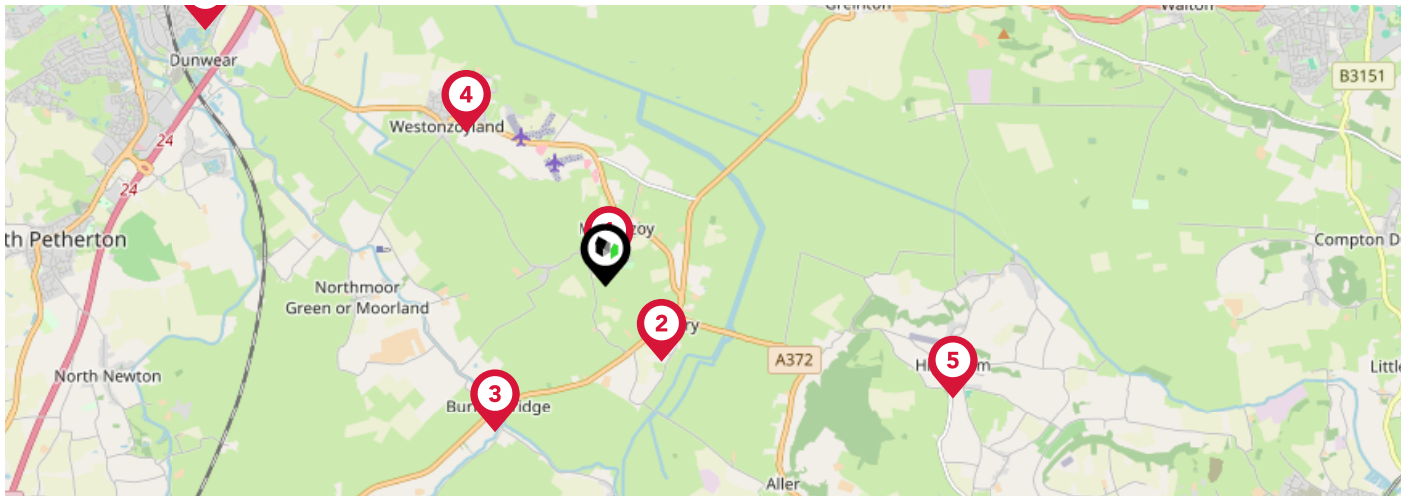
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Valid until 20.01.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	33 F	
1-20	G		

Additional EPC Data

Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Poor
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 63% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	67 m ²

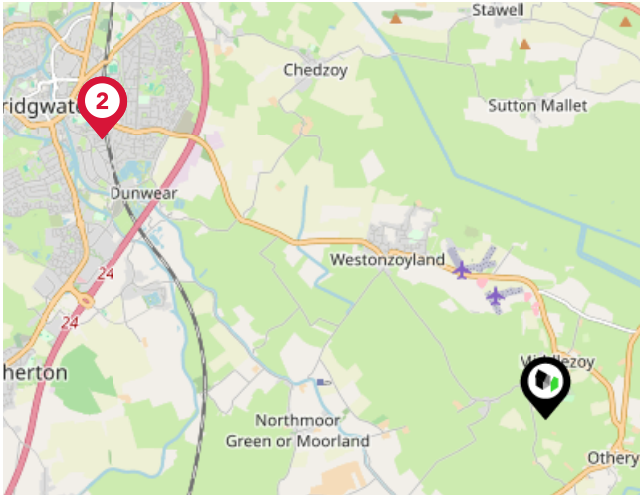


		Nursery	Primary	Secondary	College	Private
1	Middlezoy Primary School Ofsted Rating: Requires Improvement Pupils: 35 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Othery Village School Ofsted Rating: Inadequate Pupils:0 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Inaura School Ofsted Rating: Good Pupils: 26 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Westonzoyland Community Primary School Ofsted Rating: Good Pupils: 152 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 160 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoke St Gregory Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 82 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Catcott Primary School Ofsted Rating: Good Pupils: 166 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John and St Francis Church School Ofsted Rating: Good Pupils: 410 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



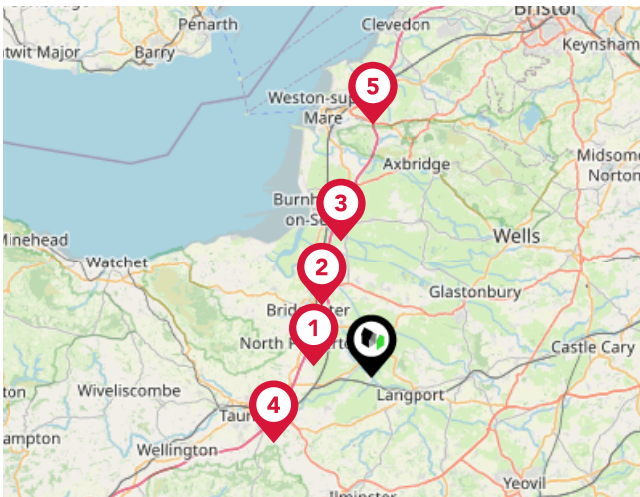
		Nursery	Primary	Secondary	College	Private
9	The Levels School Ofsted Rating: Not Rated Pupils:0 Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Huish Episcopi Primary School Ofsted Rating: Good Pupils: 178 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	North Newton Community Primary School Ofsted Rating: Good Pupils: 102 Distance:4.66	<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:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Kingsmoor Primary School Ofsted Rating: Good Pupils: 176 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bridgwater College Academy Ofsted Rating: Good Pupils: 1396 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Curry Rivel Church of England VC Primary School Ofsted Rating: Requires Improvement Pupils: 211 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ashcott Primary School Ofsted Rating: Good Pupils: 115 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



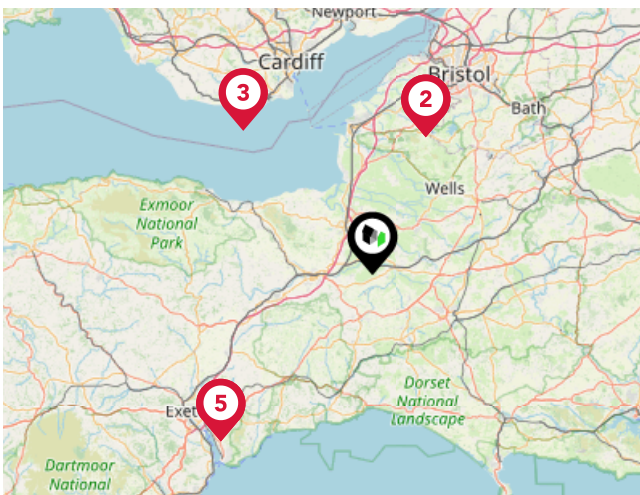
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	4.89 miles
2	Bridgwater Rail Station	4.89 miles
3	Highbridge & Burnham-on-Sea Rail Station	9.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	4.36 miles
2	M5 J23	6.5 miles
3	M5 J22	10.38 miles
4	M5 J25	8.8 miles
5	M5 J21	18.74 miles

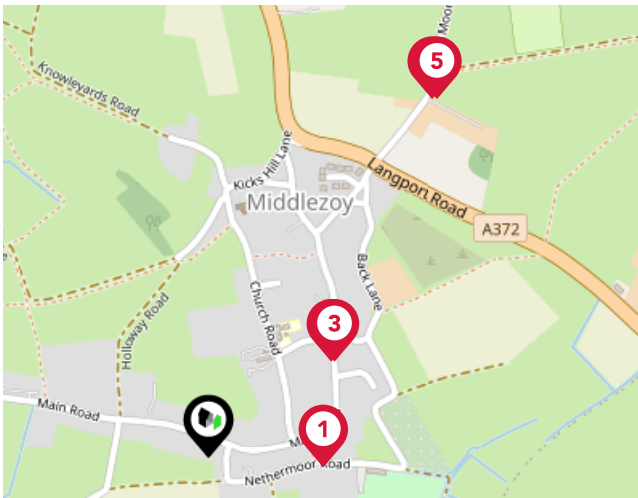


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	22.01 miles
2	Bristol International Airport	22.02 miles
3	Cardiff International Airport	28.7 miles
4	Exeter International Airport	33.67 miles
5	Exeter International Airport	33.67 miles

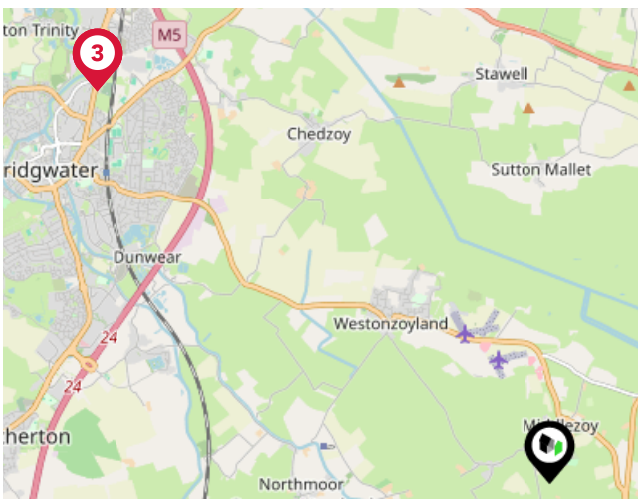
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Main Road Bus Shelter	0.13 miles
2	George Inn	0.18 miles
3	George Inn	0.18 miles
4	Broadfield Caravan Park	0.49 miles
5	Broadfield Caravan Park	0.5 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	5.57 miles
2	Bridgwater Ferry Terminal	5.57 miles
3	Bridgwater Ferry Terminal	5.58 miles

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

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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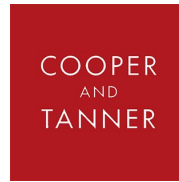
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UK Government

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

