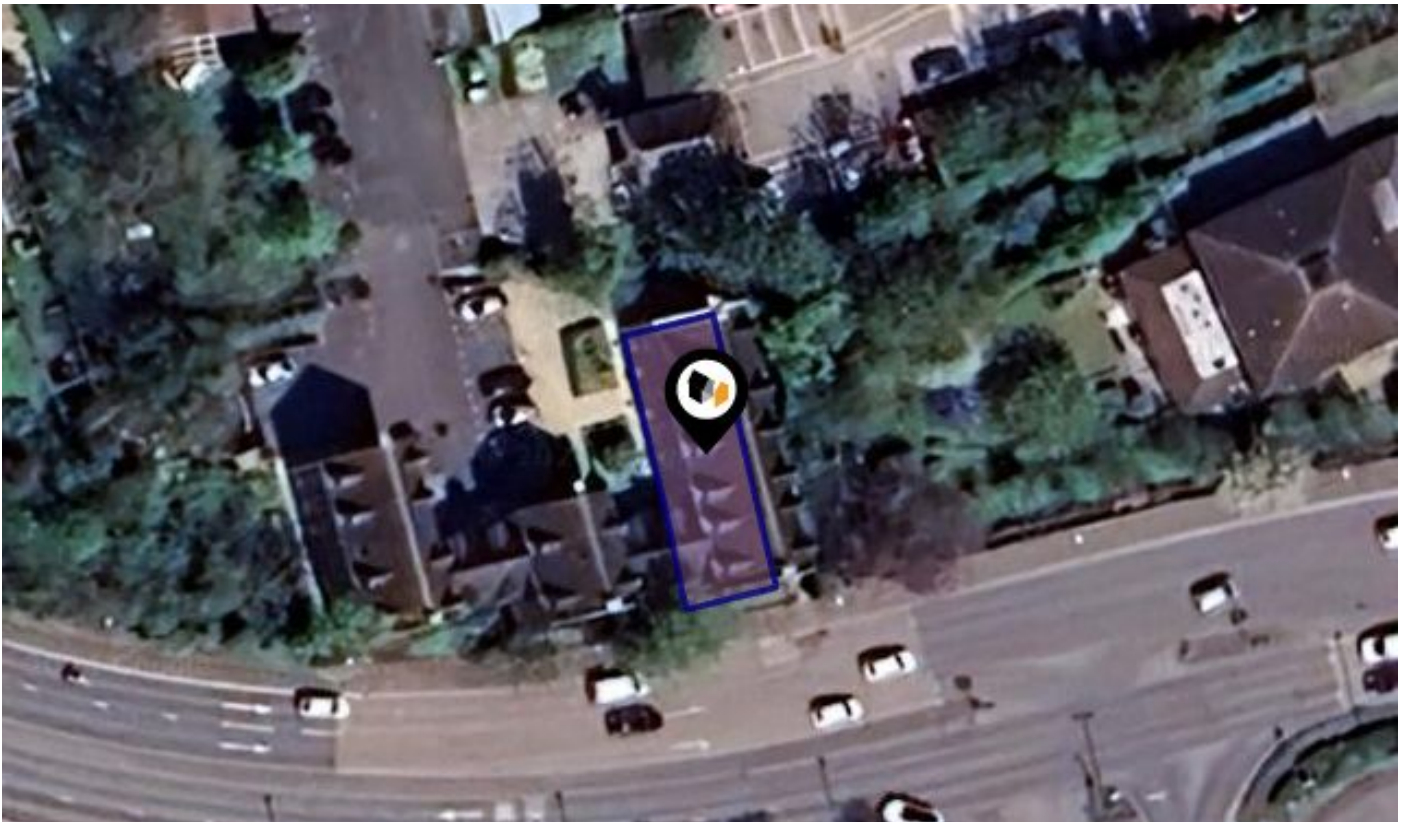




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 09th October 2024



FRIARY WALL, FRIARN STREET, BRIDGWATER, TA6

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

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Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	29/05/2008
Floor Area:	516 ft ² / 48 m ²	End Date:	01/03/2158
Plot Area:	0.05 acres	Lease Term:	150 years from 1 March 2008
Year Built :	2008	Term Remaining:	133 years
Council Tax :	Band A		
Annual Estimate:	£1,511		
Title Number:	ST267825		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

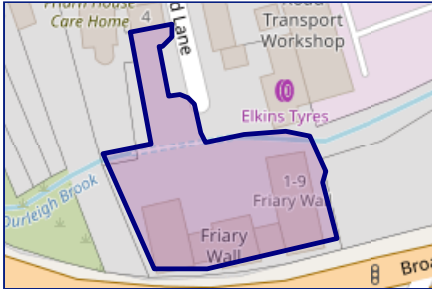
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

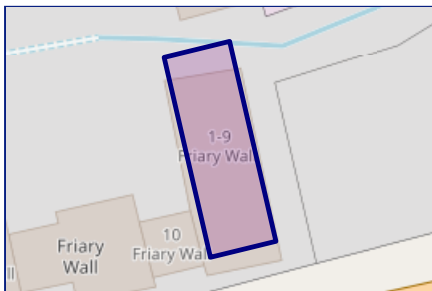


Freehold Title Plan



ST283418

Leasehold Title Plan

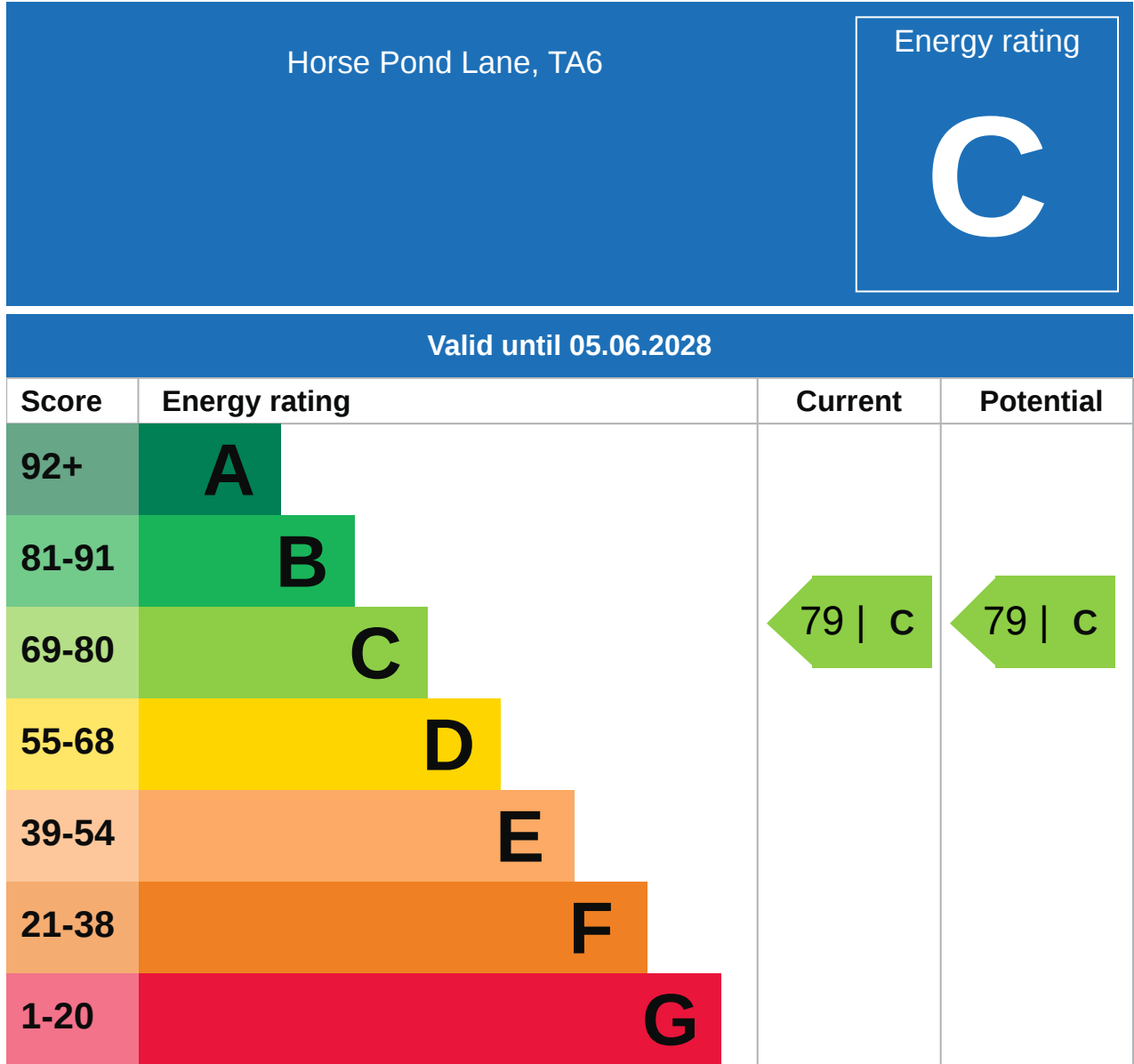


ST267825

Start Date: 29/05/2008
End Date: 01/03/2158
Lease Term: 150 years from 1 March 2008
Term Remaining: 133 years

Property EPC - Certificate

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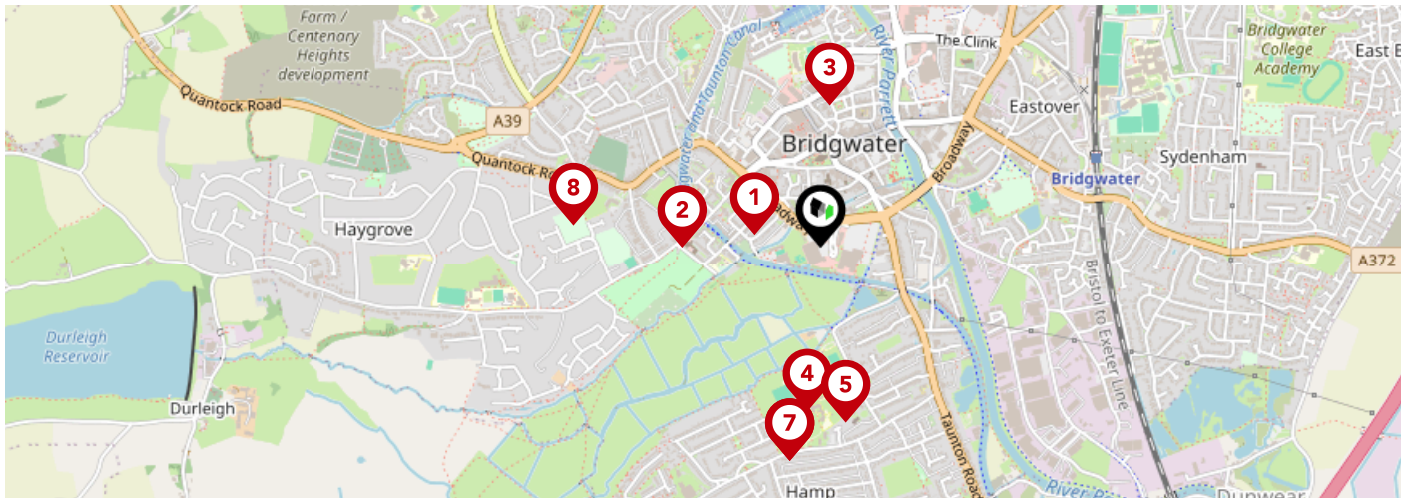
Property EPC - Additional Data

Additional EPC Data

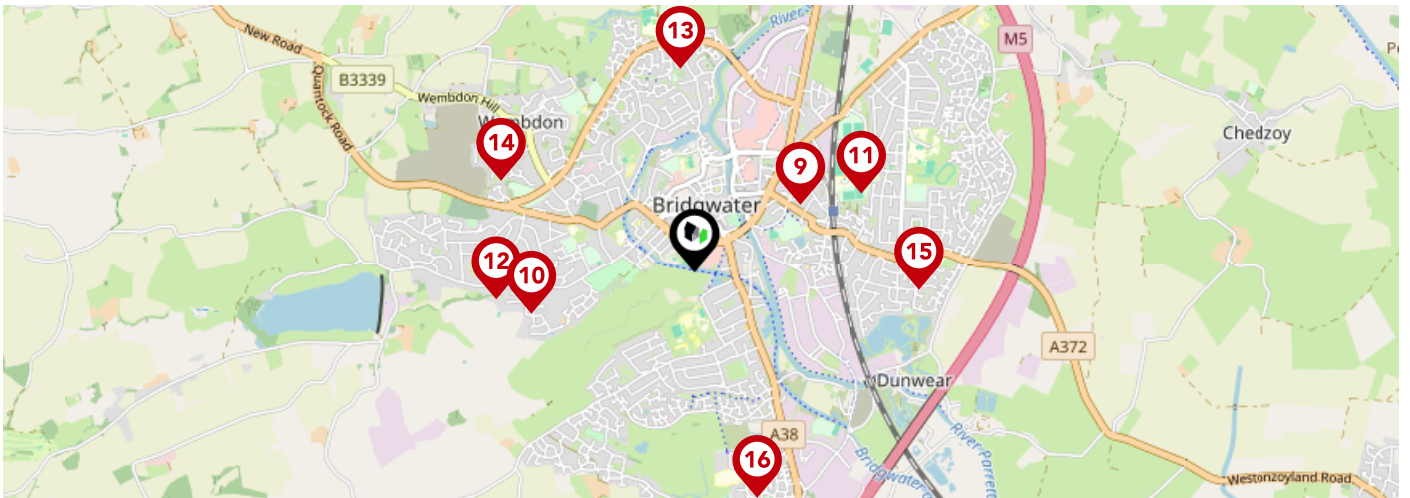
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	48 m ²

Area Schools

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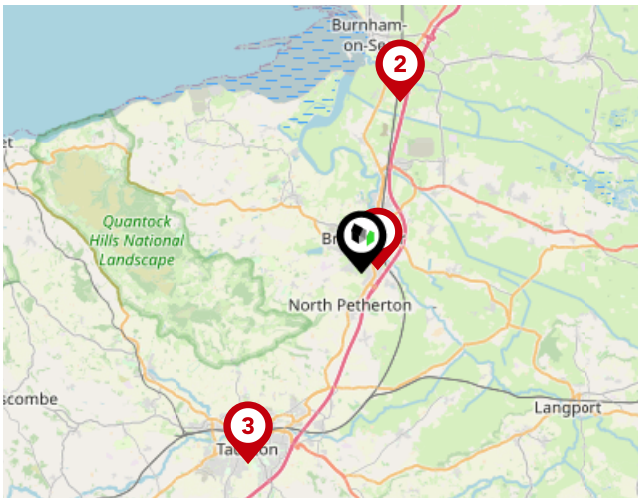


	Nursery	Primary	Secondary	College	Private
<p>1 The Bridge School Sedgemoor Ofsted Rating: Good Pupils: 59 Distance:0.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Westover Green Community School and Autism Centre Ofsted Rating: Good Pupils: 405 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Northgate Primary School Ofsted Rating: Good Pupils: 256 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Robert Blake School Ofsted Rating: Requires improvement Pupils: 1046 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Polden Bower School Ofsted Rating: Good Pupils: 223 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hamp Nursery and Infants' School Ofsted Rating: Good Pupils: 273 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Hamp Academy Ofsted Rating: Good Pupils: 329 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Joseph's Catholic Primary School, Bridgewater Ofsted Rating: Good Pupils: 206 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



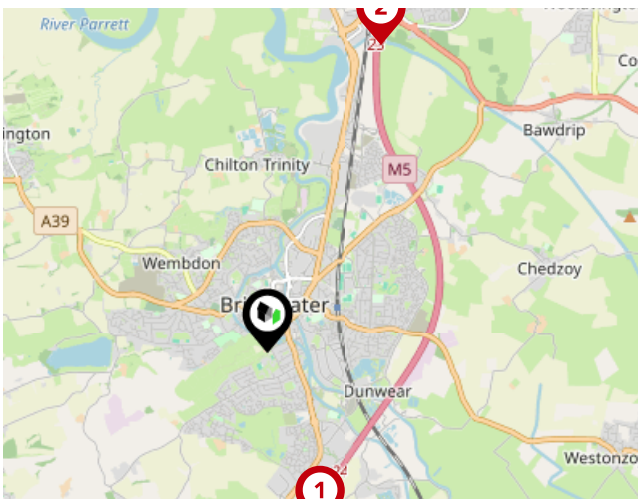
	Nursery	Primary	Secondary	College	Private
<p>9 Eastover Primary School Ofsted Rating: Good Pupils: 412 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Haygrove School Ofsted Rating: Good Pupils: 1066 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bridgwater and Taunton College Ofsted Rating: Good Pupils:0 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Mary's Voluntary Controlled Church of England Primary School Ofsted Rating: Good Pupils: 493 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Chilton Trinity School Ofsted Rating: Requires improvement Pupils: 970 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Wembdon St George's Church School Ofsted Rating: Good Pupils: 319 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St John and St Francis Church School Ofsted Rating: Good Pupils: 405 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Somerset Bridge Primary School Ofsted Rating: Good Pupils: 408 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



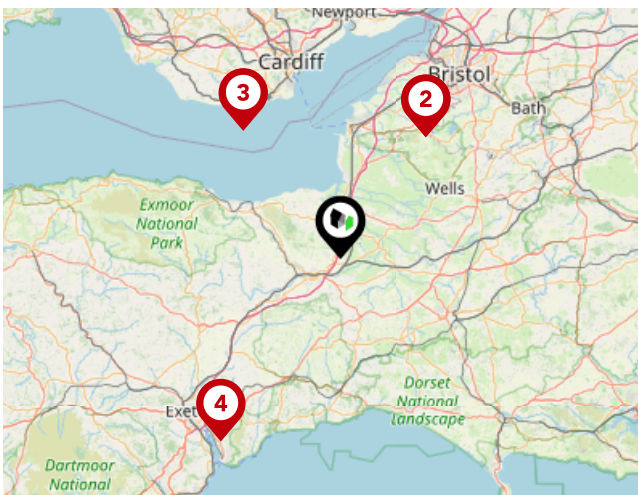
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.65 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.56 miles
3	Taunton Rail Station	8.28 miles



Trunk Roads/Motorways

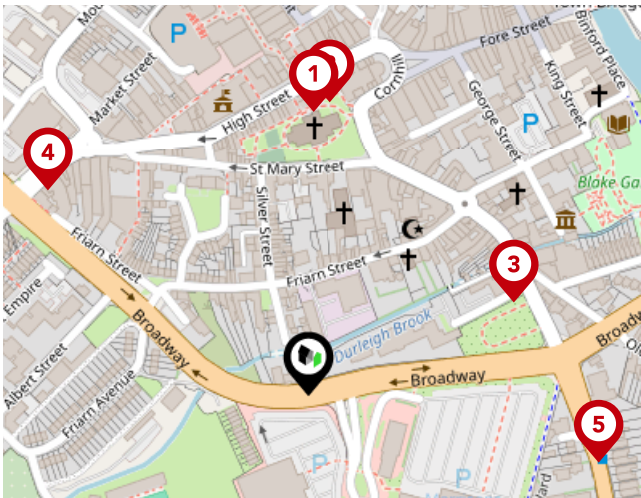
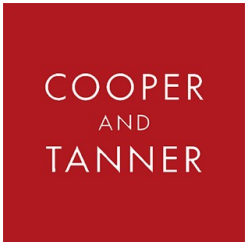
Pin	Name	Distance
1	M5 J24	1.7 miles
2	M5 J23	3.05 miles
3	M5 J25	7.83 miles
4	M5 J22	8.03 miles
5	M5 J26	13.34 miles



Airports/Helipads

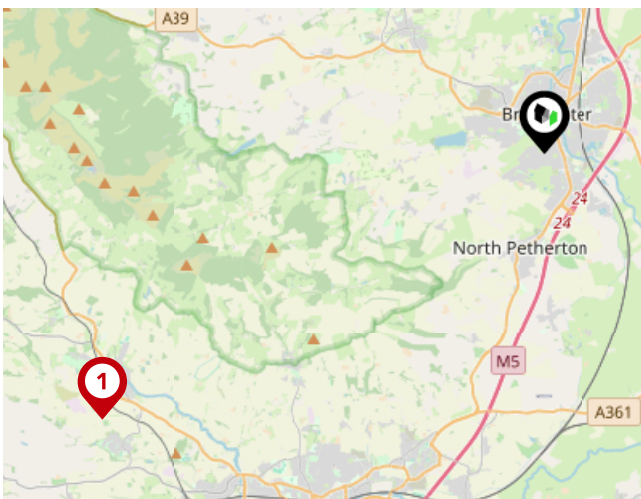
Pin	Name	Distance
1	Bristol Airport	22.08 miles
2	Felton	22.08 miles
3	Cardiff Airport	23.76 miles
4	Exeter Airport	32.67 miles

Area Transport (Local)



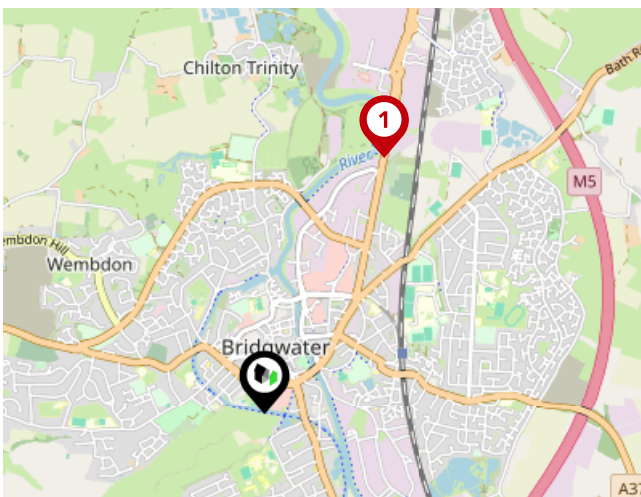
Bus Stops/Stations

Pin	Name	Distance
1	High Street 1	0.16 miles
2	High Street 2	0.17 miles
3	St Mary Street	0.13 miles
4	Cinema	0.19 miles
5	Taunton Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	9.59 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgewater Ferry Terminal	1.32 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

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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

