



# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 24<sup>th</sup> June 2024



## TYNINGS FARM, TYNINGS LANE, CHARTERHOUSE, CHEDDAR, BS40

### Cooper and Tanner

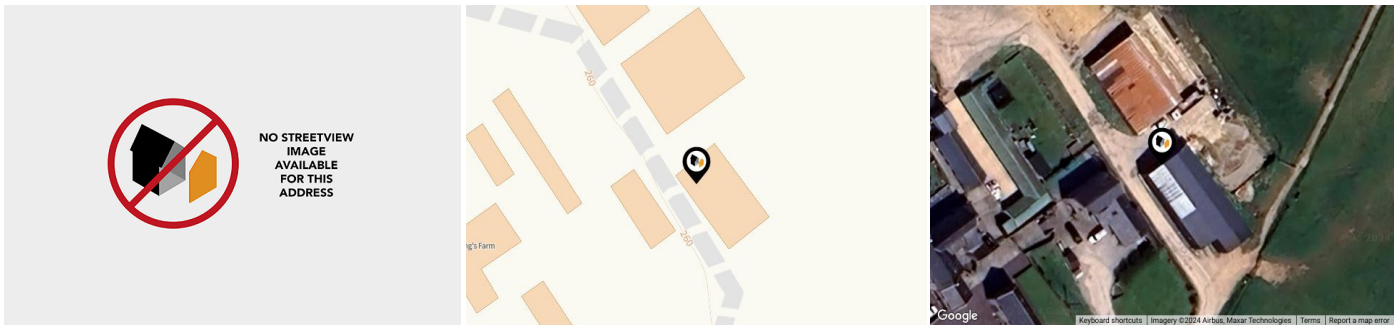
2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	5
<b>Floor Area:</b>	2,583 ft <sup>2</sup> / 240 m <sup>2</sup>
<b>Year Built :</b>	2003-2006
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,267

## Local Area

<b>Local Authority:</b>	Somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

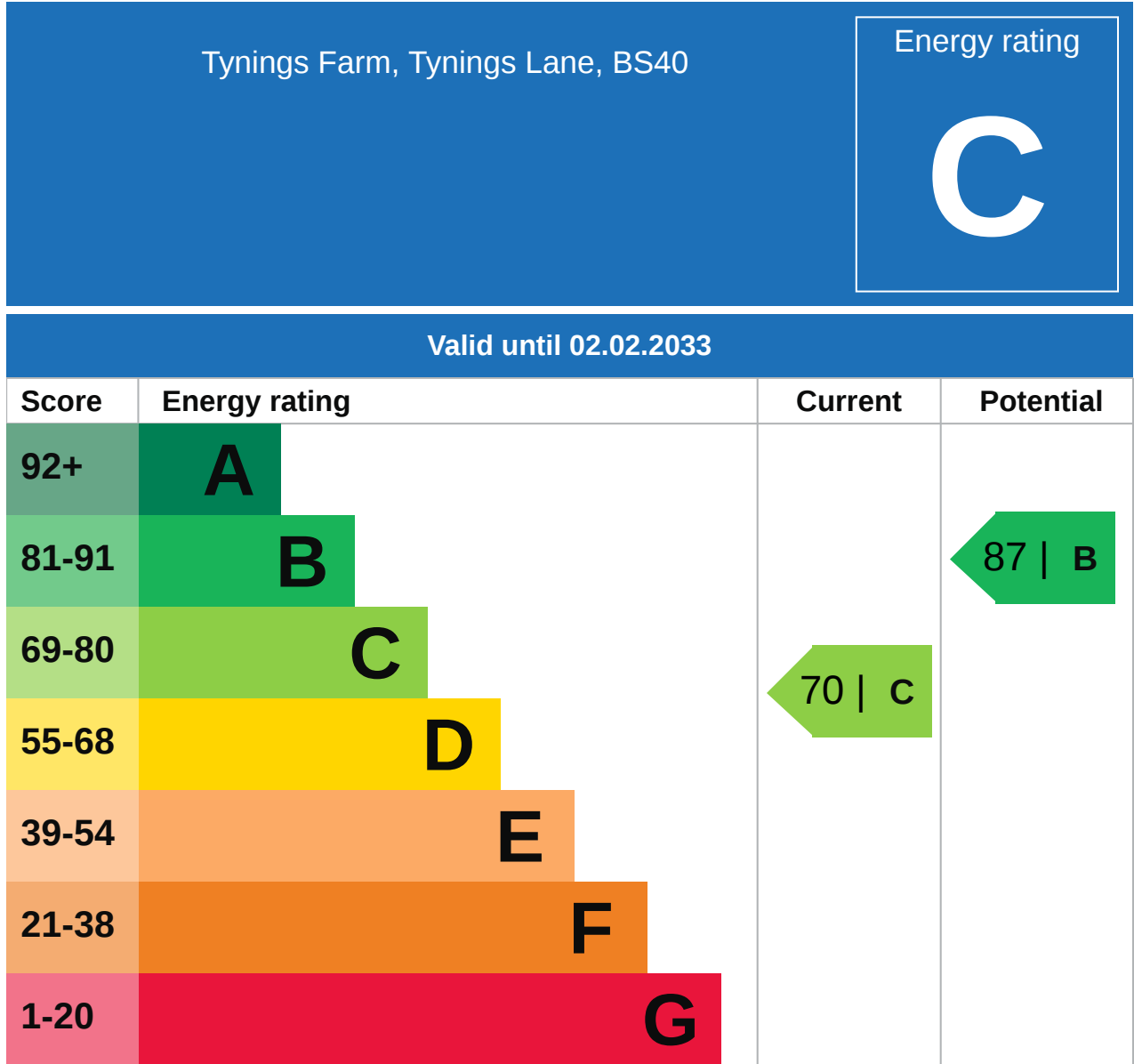


**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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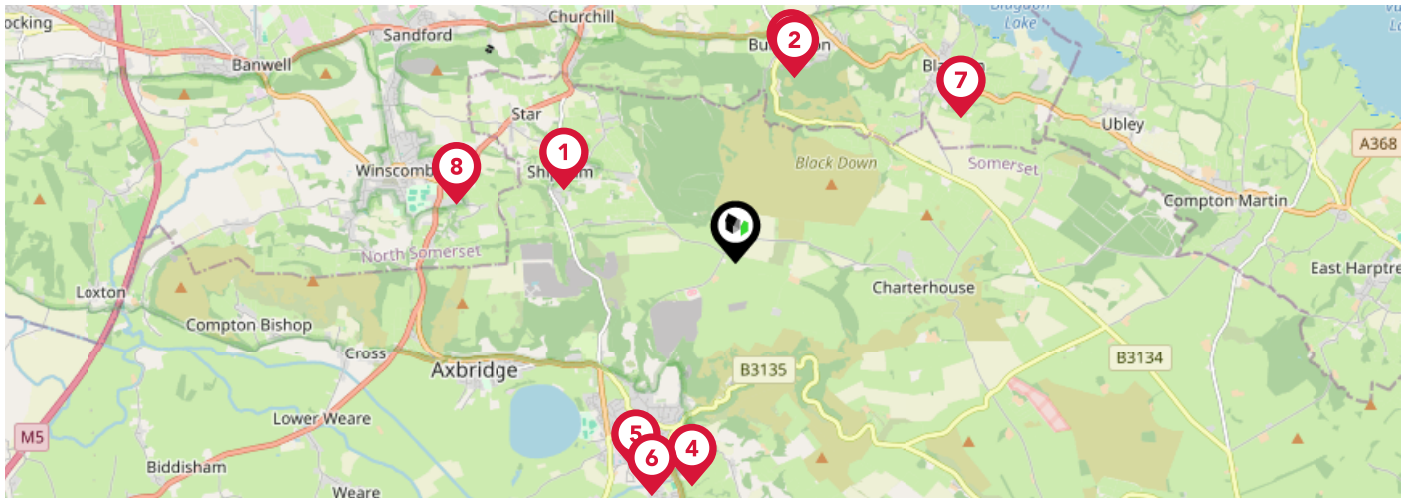


# Property

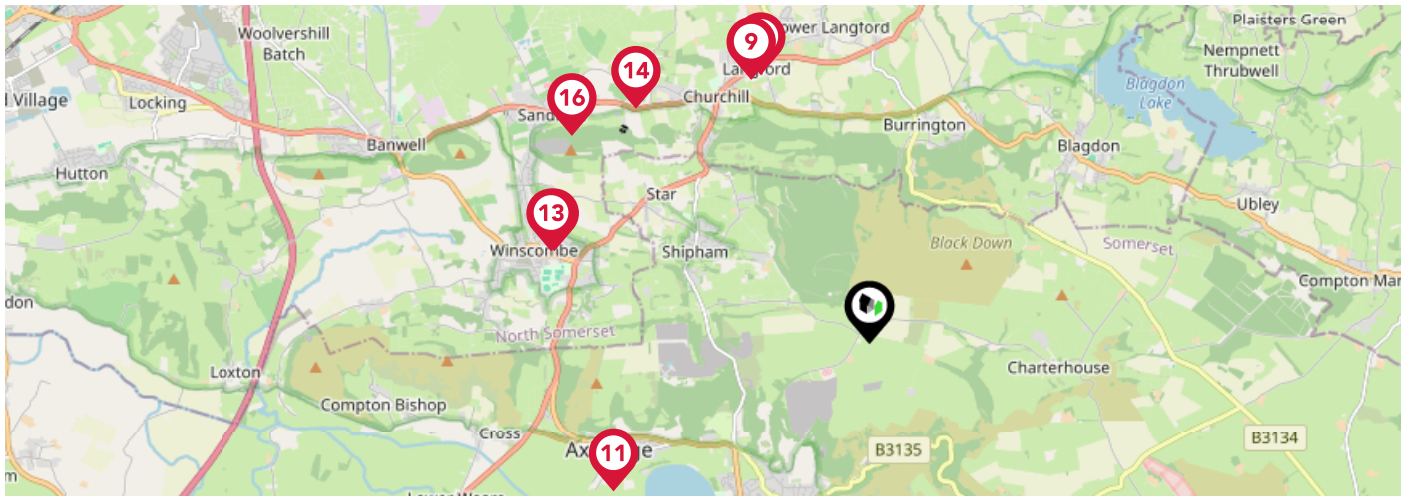
## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	240 m <sup>2</sup>



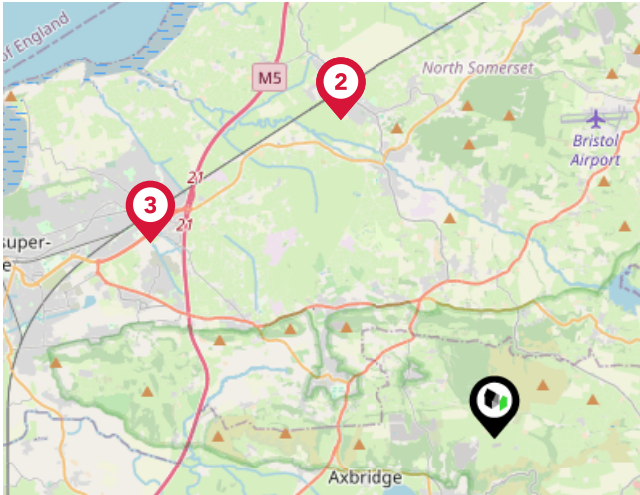
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils:0   Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Burrington Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 69   Distance:1.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Burrington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils:0   Distance:2.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Cheddar First School</b> Ofsted Rating: Good   Pupils:0   Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1056   Distance:2.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Blagdon Primary School</b> Ofsted Rating: Inadequate   Pupils: 109   Distance:2.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 603   Distance:2.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> Churchill Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils:0   Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Churchill Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 190   Distance:2.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Axbridge Church of England First School Academy</p> <p>Ofsted Rating: Outstanding   Pupils: 190   Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> Winscombe Primary School</p> <p>Ofsted Rating: Good   Pupils: 212   Distance:3.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Winscombe Primary School</p> <p>Ofsted Rating: Good   Pupils: 214   Distance:3.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Churchill Academy &amp; Sixth Form</p> <p>Ofsted Rating: Outstanding   Pupils: 1581   Distance:3.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Draycott &amp; Rodney Stoke Church of England First School</p> <p>Ofsted Rating: Good   Pupils:0   Distance:3.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> Sandford Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 149   Distance:3.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

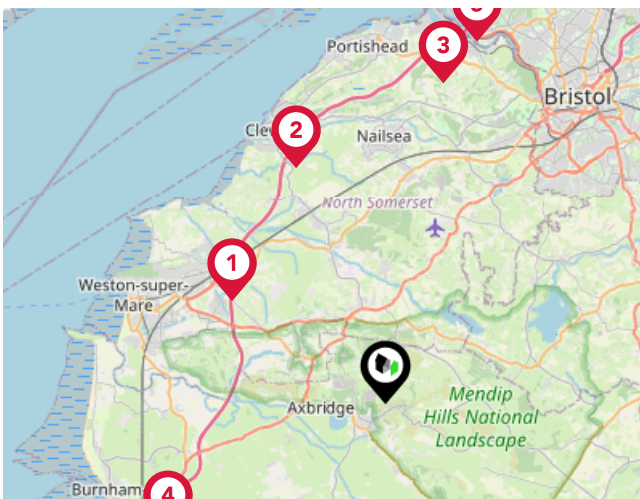


# Area Transport (National)



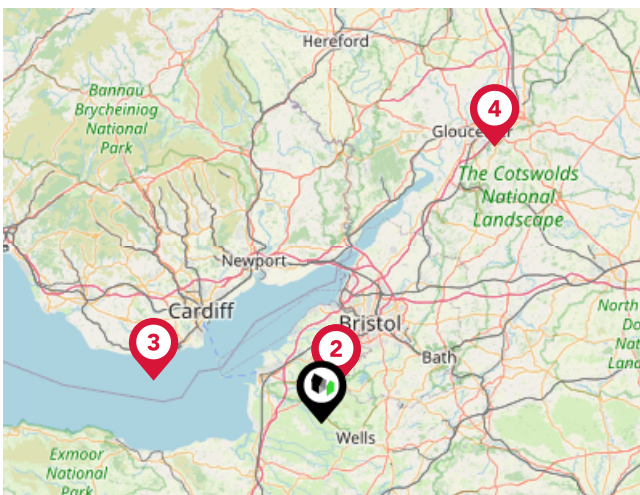
## National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	6.57 miles
2	Yatton Rail Station	6.57 miles
3	Worle Rail Station	7.35 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	6.85 miles
2	M5 J20	9.36 miles
3	M5 J19	12.07 miles
4	M5 J22	9.39 miles
5	M5 J18	13.84 miles

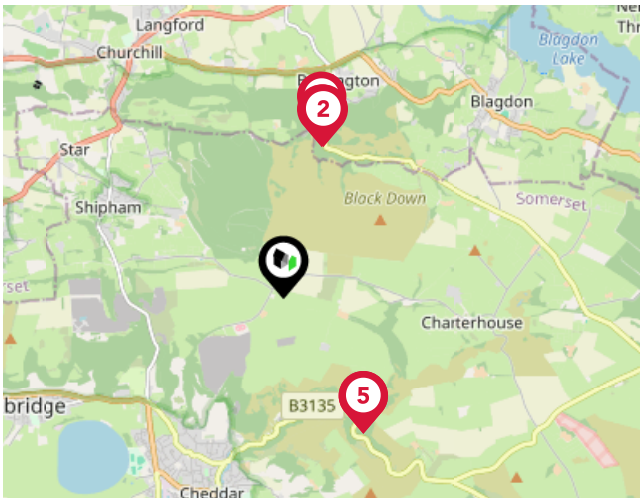


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	6.02 miles
2	Bristol International Airport	6.02 miles
3	Cardiff International Airport	25.76 miles
4	Gloucestershire Airport	48.05 miles

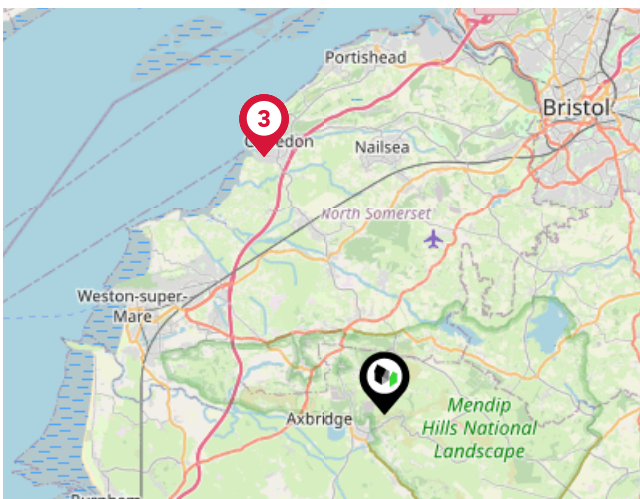
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rock of Ages	1.46 miles
2	Rock of Ages	1.46 miles
3	Garden Centre	1.57 miles
4	Blackroack Gate	1.46 miles
5	Blackrook	1.46 miles



### Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	10.56 miles
2	Clevedon Pier	10.56 miles
3	Clevedon Pier	10.56 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



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# 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

