



# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 11<sup>th</sup> July 2024



**THE STREET, DRAYCOTT, CHEDDAR, BS27**

## Cooper and Tanner

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	398 ft <sup>2</sup> / 37 m <sup>2</sup>		
<b>Plot Area:</b>	0.27 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,771		
<b>Title Number:</b>	WS53974		

## Local Area

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

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

<b>20</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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Laurel House, CHEDDAR, BS27

Energy rating

**D**

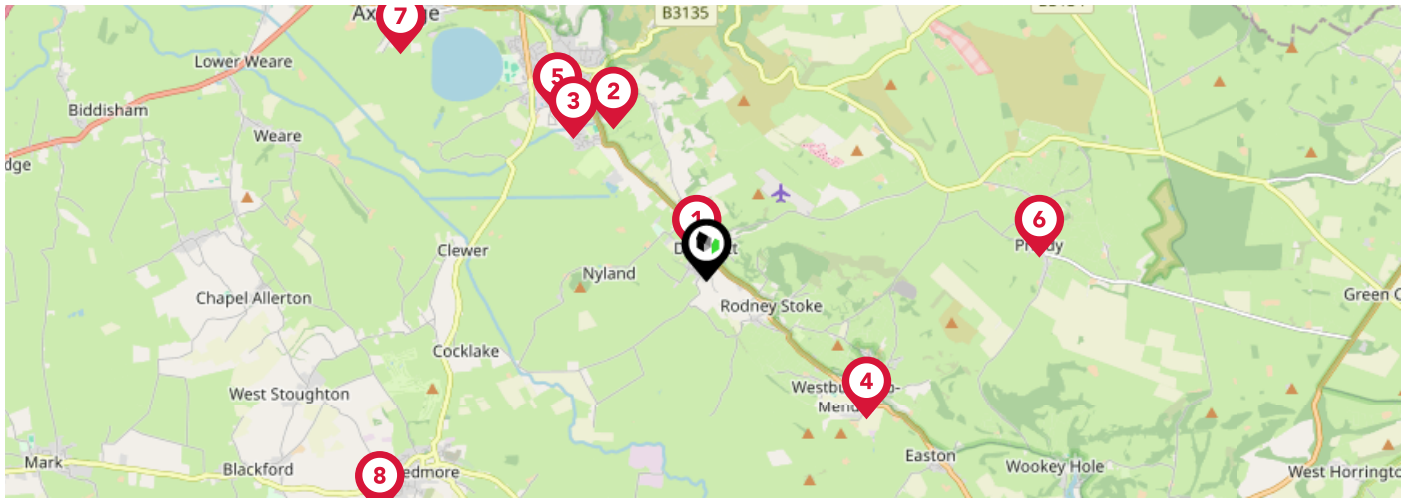
Valid until 02.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   <b>C</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

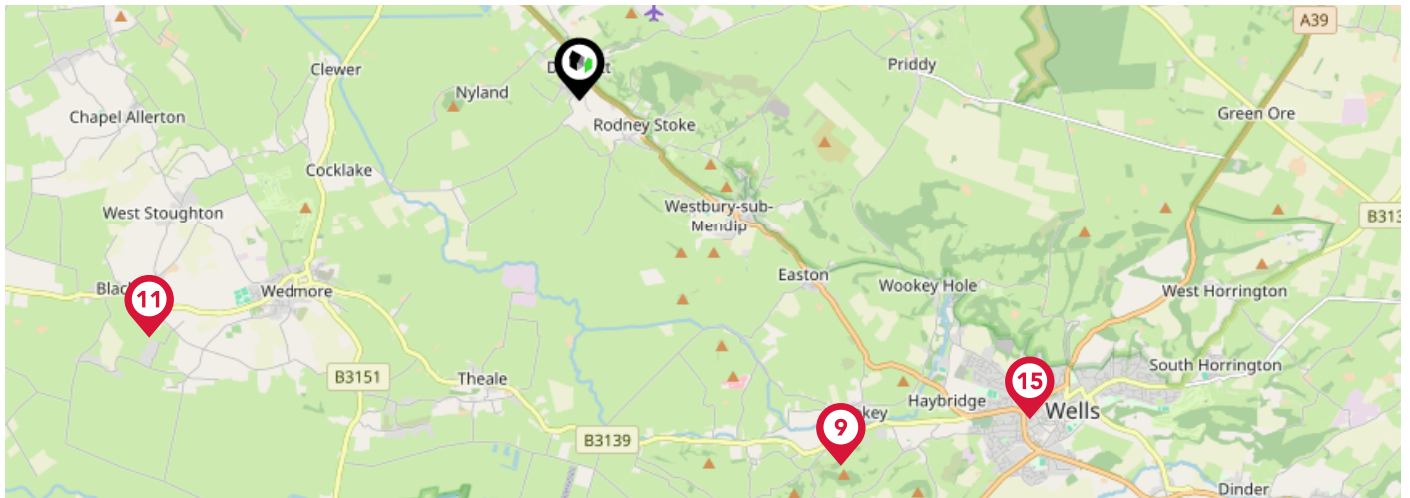
# Property EPC - Additional Data









## Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Community scheme
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Flat rate charging, TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	37 m <sup>2</sup>

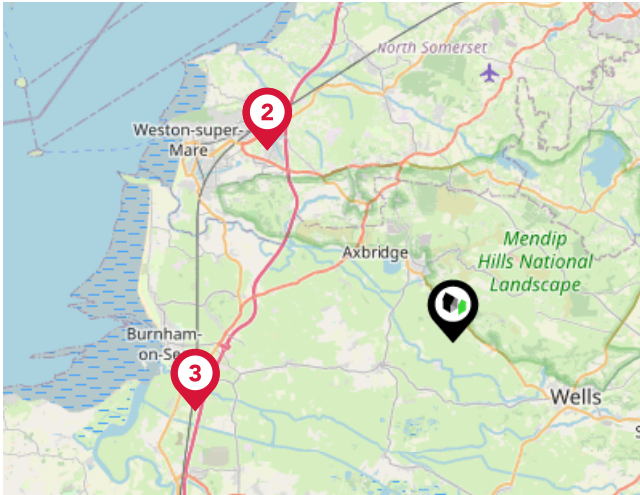


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Draycott &amp; Rodney Stoke Church of England First School</p> <p>Ofsted Rating: Good   Pupils:0   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Fairlands Middle School</p> <p>Ofsted Rating: Good   Pupils:0   Distance:1.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> The Kings of Wessex Academy</p> <p>Ofsted Rating: Good   Pupils: 1056   Distance:1.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> St Lawrence's CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 50   Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Cheddar First School</p> <p>Ofsted Rating: Good   Pupils:0   Distance:2.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Priddy Primary School</p> <p>Ofsted Rating: Good   Pupils: 39   Distance:3.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Axbridge Church of England First School Academy</p> <p>Ofsted Rating: Outstanding   Pupils: 190   Distance:3.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Wedmore First School Academy</p> <p>Ofsted Rating: Good   Pupils: 177   Distance:3.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



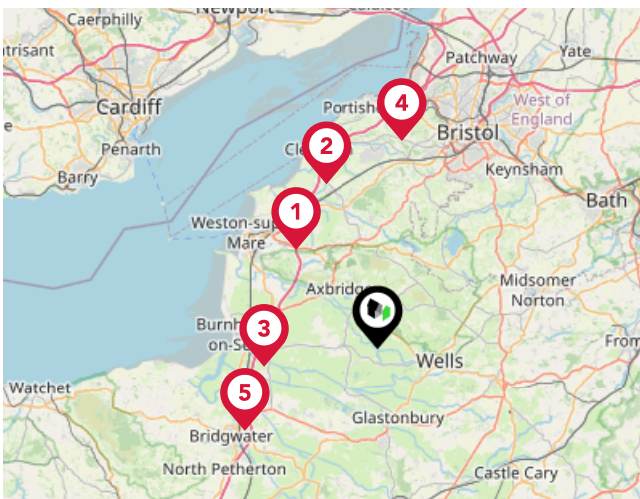
		Nursery	Primary	Secondary	College	Private
	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Weare Academy First School</b> Ofsted Rating: Outstanding   Pupils: 130   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Outstanding   Pupils: 604   Distance:4.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils:0   Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 603   Distance:5.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blagdon Primary School</b> Ofsted Rating: Inadequate   Pupils: 109   Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Blue School</b> Ofsted Rating: Good   Pupils: 1474   Distance:5.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burrington Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 69   Distance:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



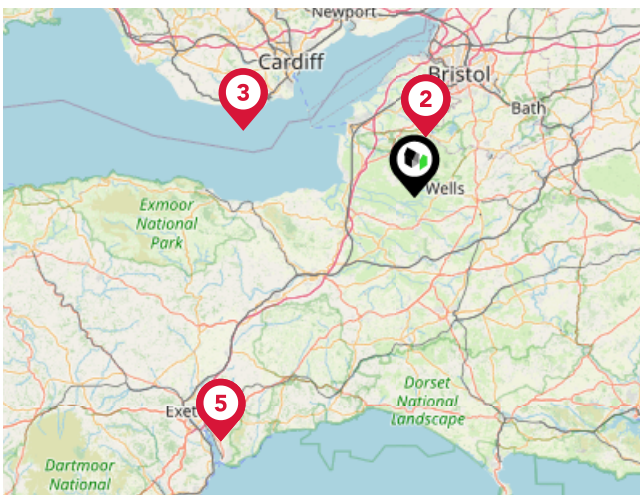
## National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	9.88 miles
2	Worle Rail Station	9.89 miles
3	Highbridge & Burnham-on-Sea Rail Station	9.92 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	9.56 miles
2	M5 J20	12.81 miles
3	M5 J22	8.65 miles
4	M5 J19	15.46 miles
5	M5 J23	11.68 miles

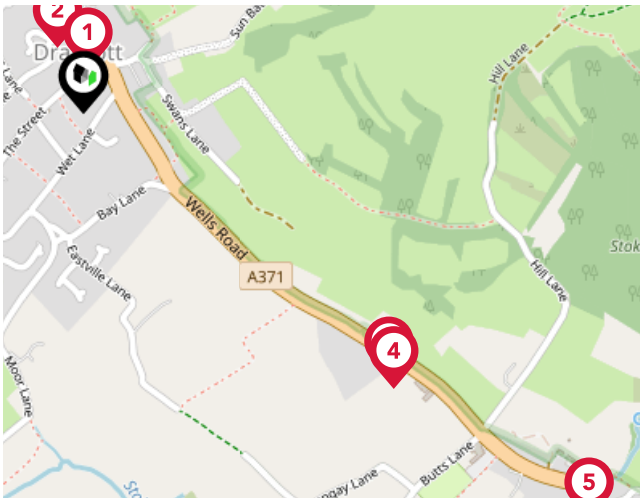


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	9.26 miles
2	Bristol International Airport	9.26 miles
3	Cardiff International Airport	27.29 miles
4	Exeter International Airport	46.42 miles
5	Exeter International Airport	46.42 miles

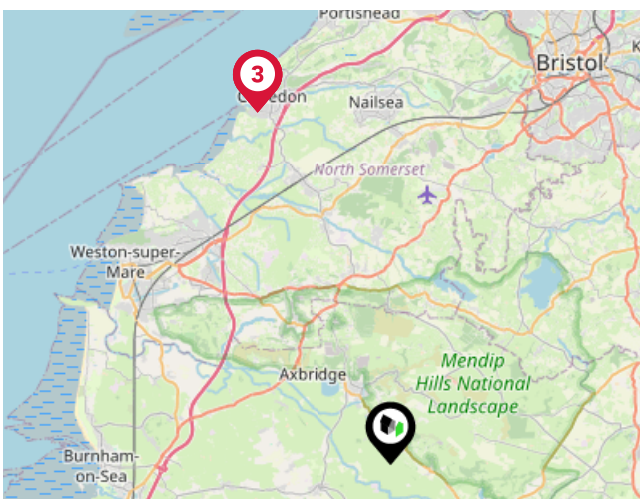
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Back Lane	0.05 miles
2	Back Lane	0.08 miles
3	Smiths Close	0.47 miles
4	Smiths Close	0.48 miles
5	Scaddens Lane	0.75 miles



### Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	13.95 miles
2	Clevedon Pier	13.95 miles
3	Clevedon Pier	13.95 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



/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