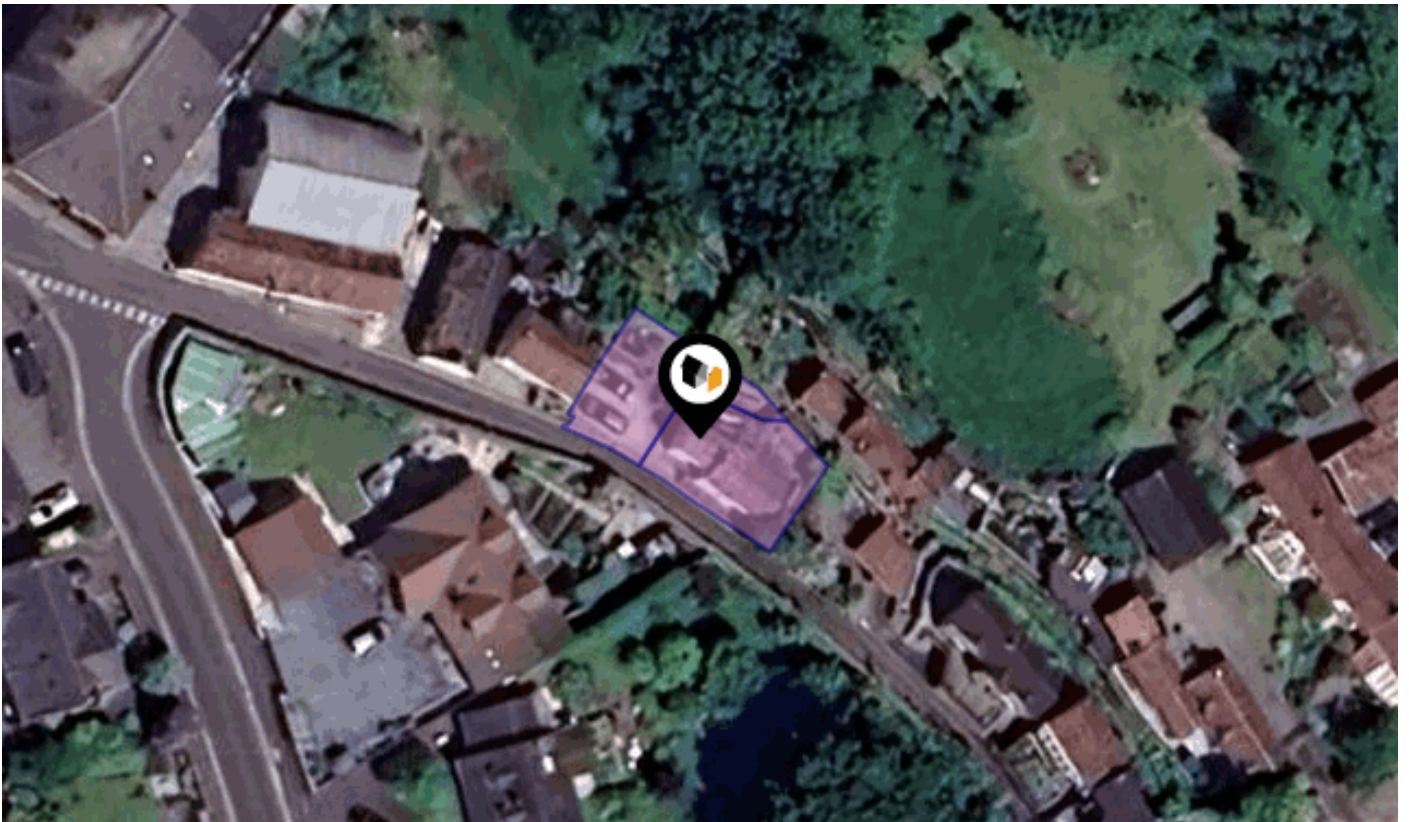




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 12th August 2024



THE LIPPIATT, CHEDDAR, BS27

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

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Property Overview

COOPER
AND
TANNER



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	ST321893		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

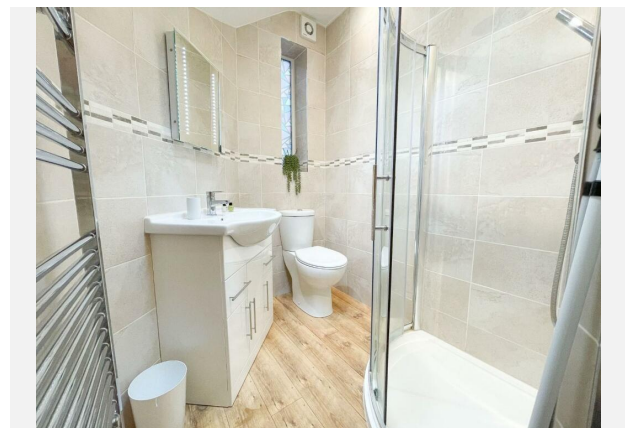
16 mb/s	80 mb/s	- mb/s

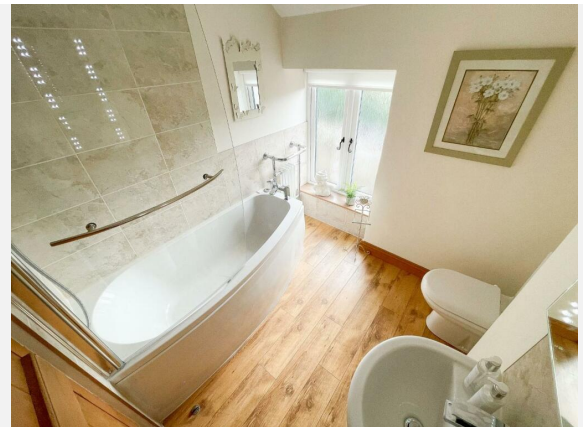
Mobile Coverage: (based on calls indoors)

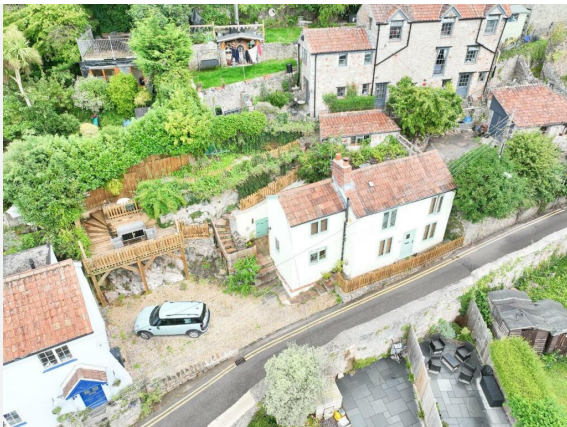
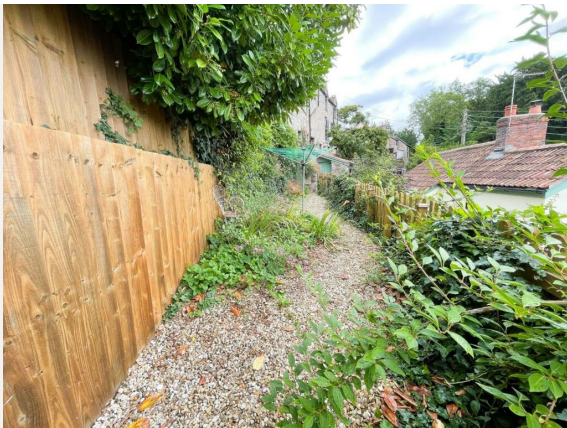
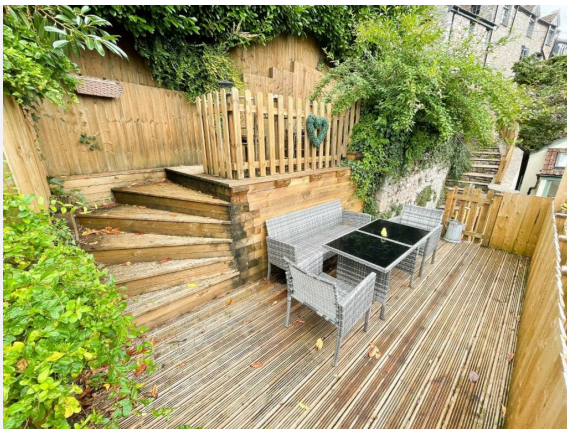
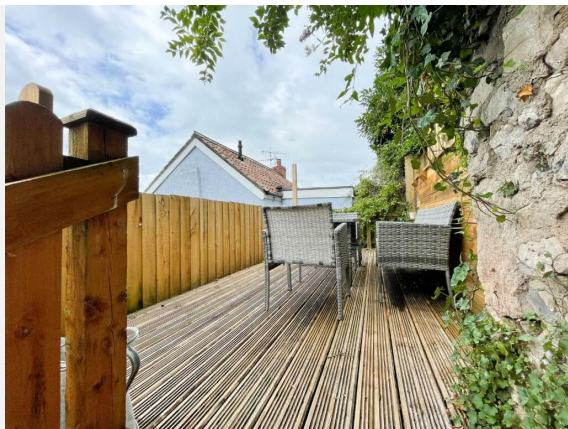


Satellite/Fibre TV Availability:





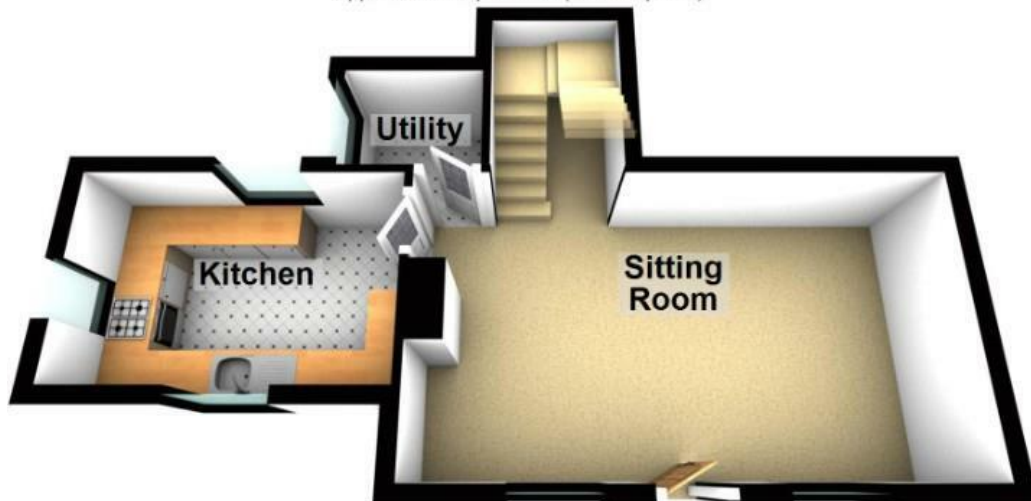




THE LIPPIATT, CHEDDAR, BS27

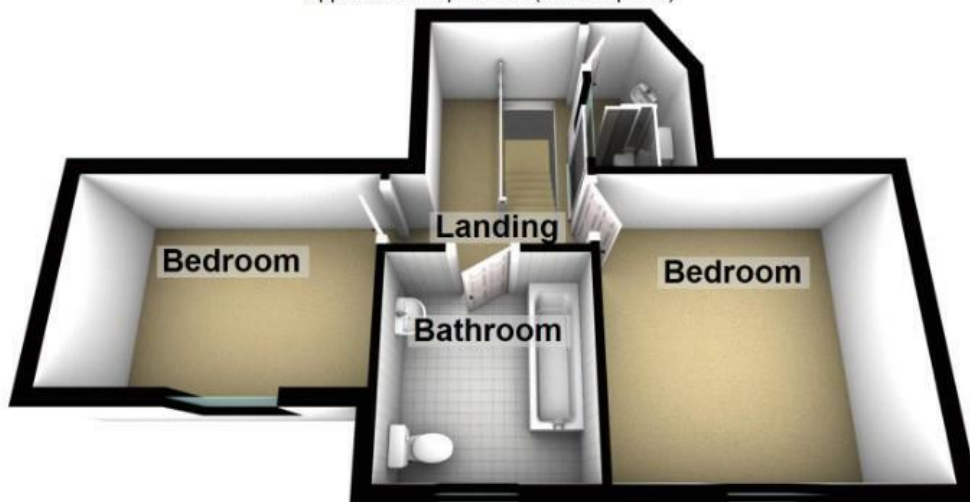
Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 73.6 sq. metres (792.1 sq. feet)

BS27

Energy rating

D

Valid until 12.01.2027

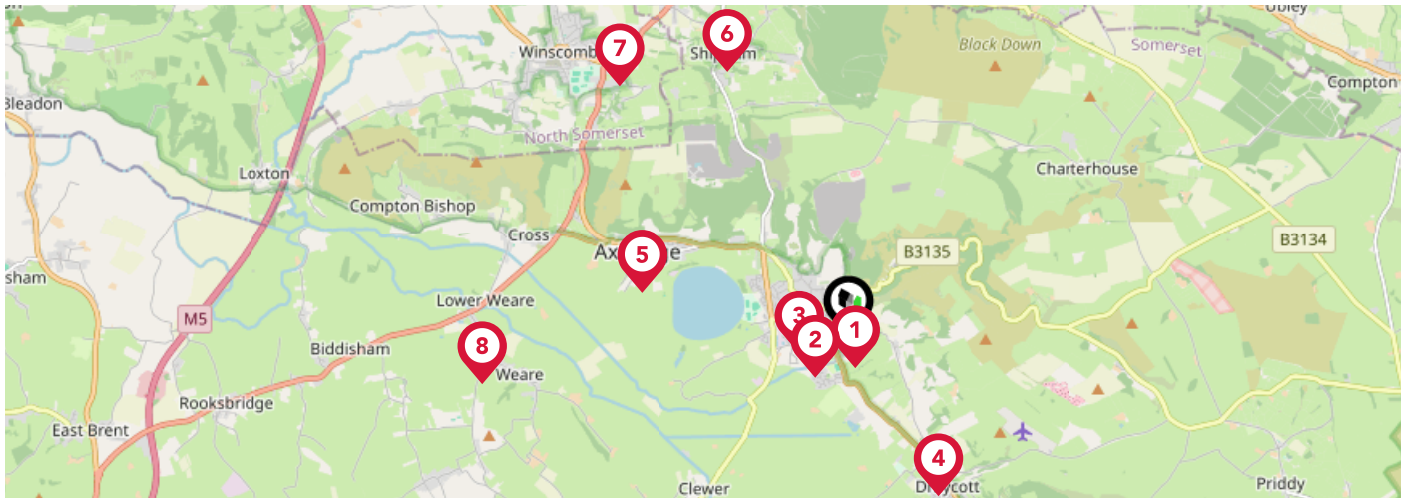
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

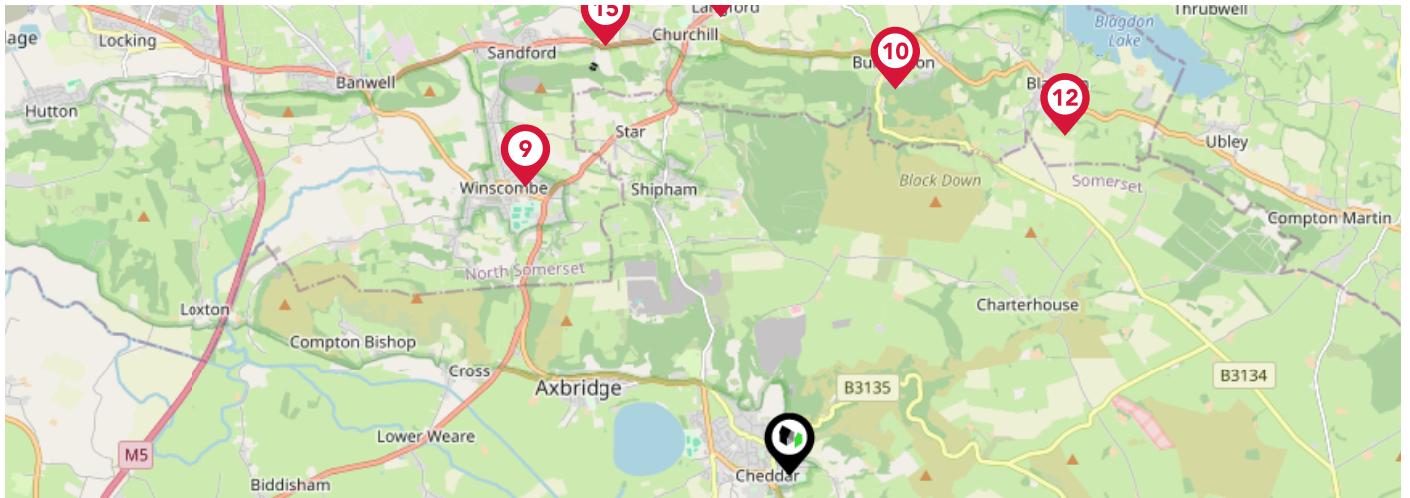
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
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:	Solid, no insulation (assumed)
Total Floor Area:	64 m ²

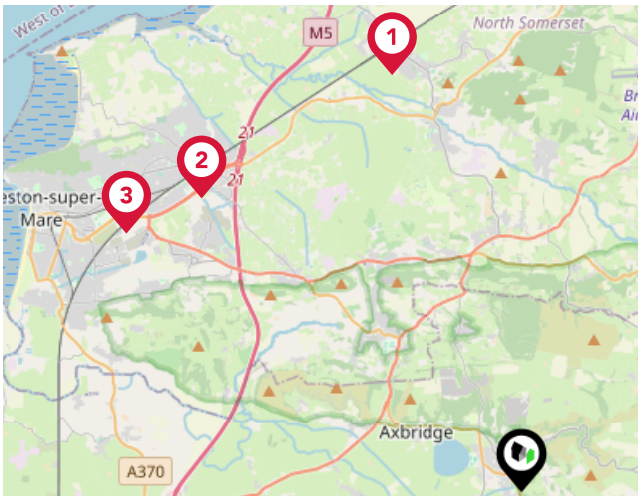


	Nursery	Primary	Secondary	College	Private
<p>1 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:2.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:3.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



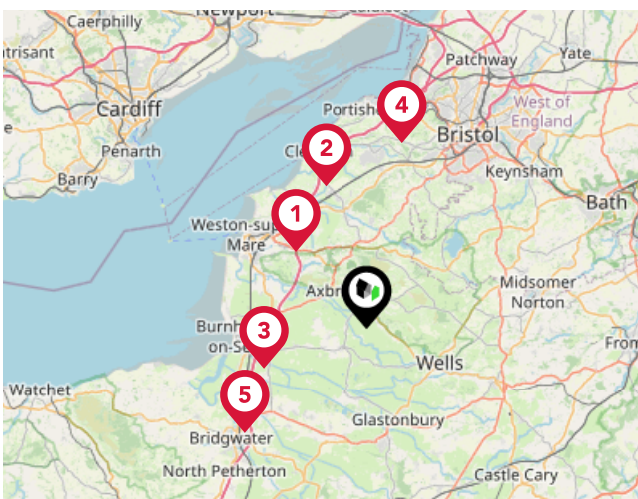
		Nursery	Primary	Secondary	College	Private
9	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:4.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



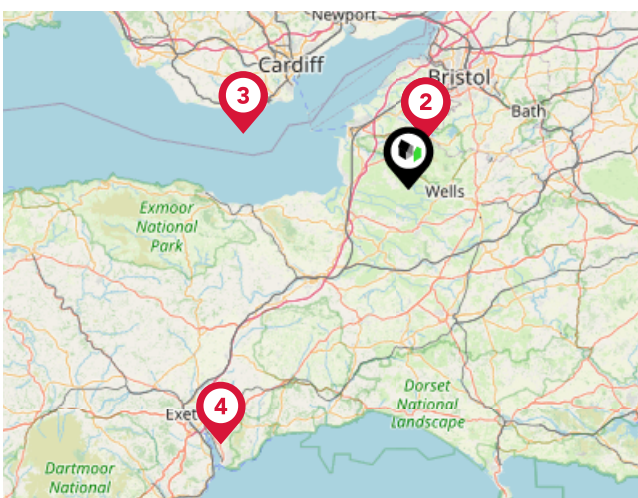
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	8.08 miles
2	Worle Rail Station	8.05 miles
3	Weston Milton Rail Station	8.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	7.69 miles
2	M5 J20	10.94 miles
3	M5 J22	8.19 miles
4	M5 J19	13.93 miles
5	M5 J23	11.92 miles

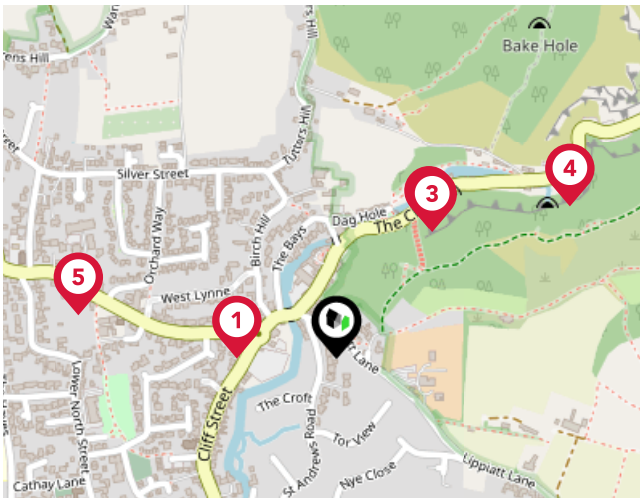


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	7.87 miles
2	Bristol International Airport	7.87 miles
3	Cardiff International Airport	25.84 miles
4	Exeter International Airport	47.18 miles

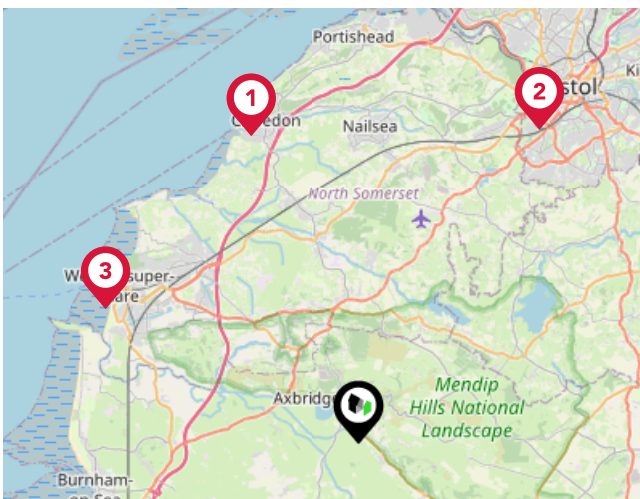
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tweentown	0.11 miles
2	Cox's Mill Hotel	0.19 miles
3	Cox's Cave	0.18 miles
4	Gough's Cave	0.32 miles
5	Greenhill House	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	12.06 miles
2	Nova Scotia Ferry Landing	13.38 miles
3	Weston-super-Mare Knightstone Harbour	10.61 miles

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AND
TANNER

Cooper and Tanner

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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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

