



# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 05<sup>th</sup> November 2024



**HILLSIDE ROAD, BLEADON, WESTON-SUPER-MARE, BS24**

## Cooper and Tanner

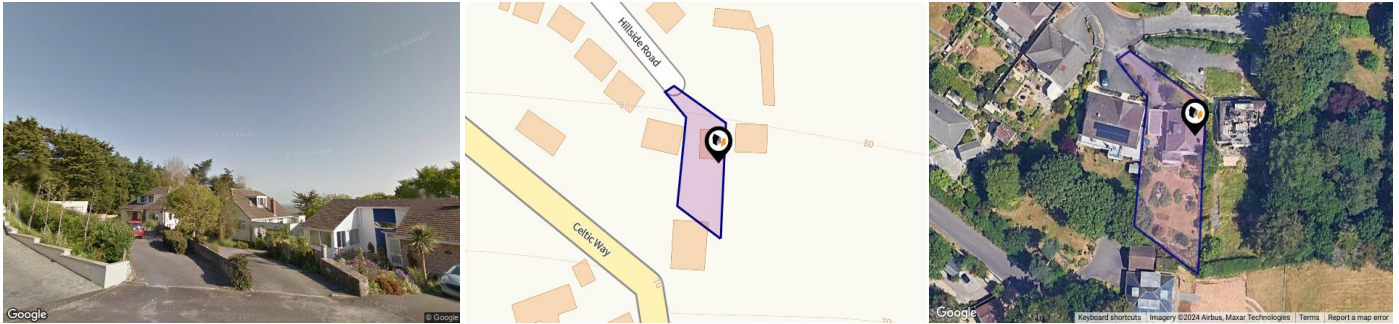
2 Saxon Court Cheddar BS27 3NA

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>		
<b>Plot Area:</b>	0.17 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,128		
<b>Title Number:</b>	ST359784		

## Local Area

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

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:







# Property EPC - Certificate

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Hillside Road, Bleadon, BS24

Energy rating

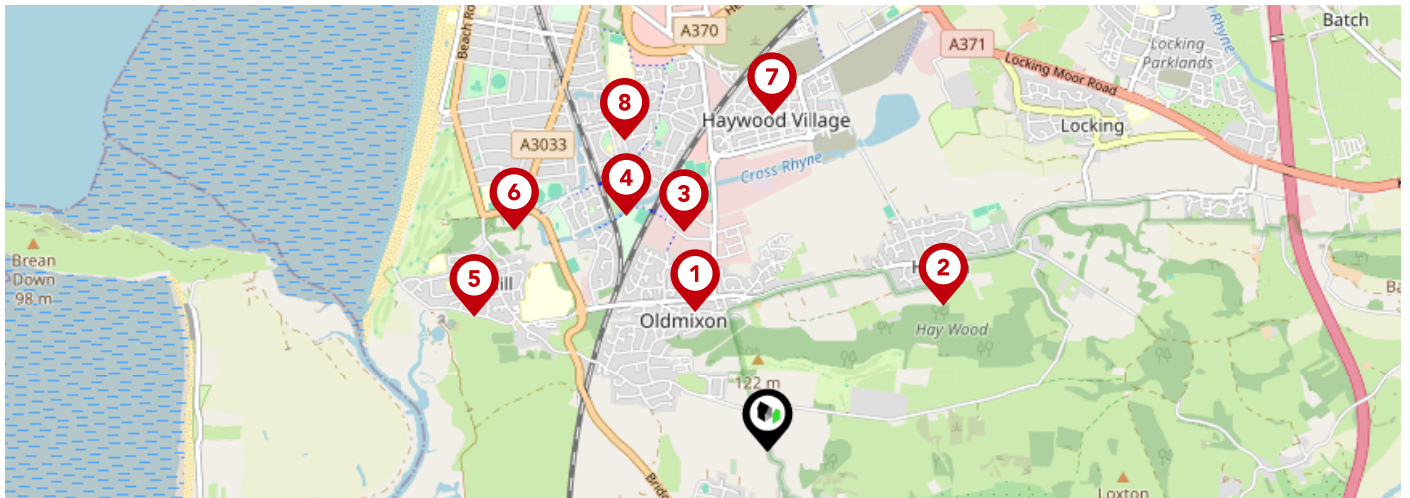
**D**

Valid until 11.11.2032

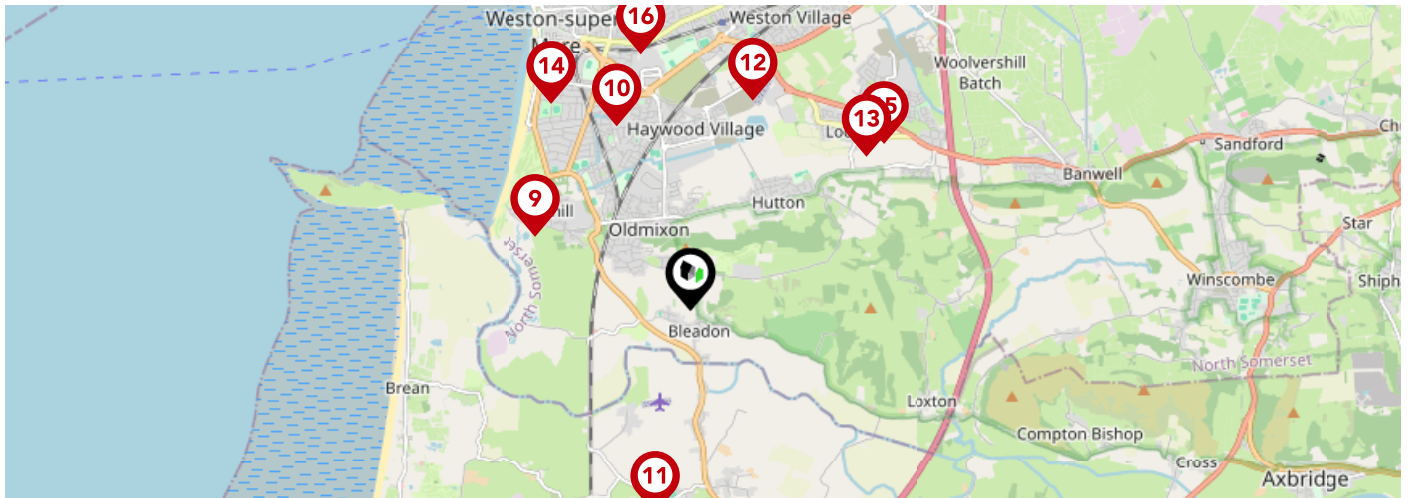
Score	Energy rating	Current	Potential
92+	<b>A</b>		98   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	58   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	132 m <sup>2</sup>



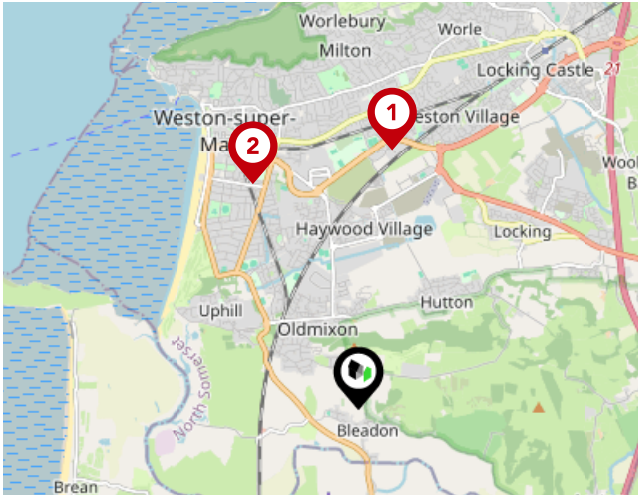
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oldmixon Primary School</b> Ofsted Rating: Good   Pupils: 248   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hutton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Voyage Learning Campus</b> Ofsted Rating: Good   Pupils: 47   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Windwhistle Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Uphill Village Academy</b> Ofsted Rating: Good   Pupils: 316   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Broad oak Academy</b> Ofsted Rating: Good   Pupils: 677   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Haywood Village Academy</b> Ofsted Rating: Outstanding   Pupils: 454   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bournville Primary School</b> Ofsted Rating: Outstanding   Pupils: 501   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Westhaven School</b> Ofsted Rating: Requires improvement   Pupils: 181   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hans Price Academy</b> Ofsted Rating: Good   Pupils: 1041   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lymsham Church of England Academy</b> Ofsted Rating: Good   Pupils: 143   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Winterstoke Hundred Academy</b> Ofsted Rating: Good   Pupils: 673   Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Locking Primary School</b> Ofsted Rating: Good   Pupils: 281   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Corpus Christi Catholic Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Parklands Educate Together Primary</b> Ofsted Rating: Good   Pupils: 308   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ashcombe Primary School</b> Ofsted Rating: Good   Pupils: 632   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Transport (National)



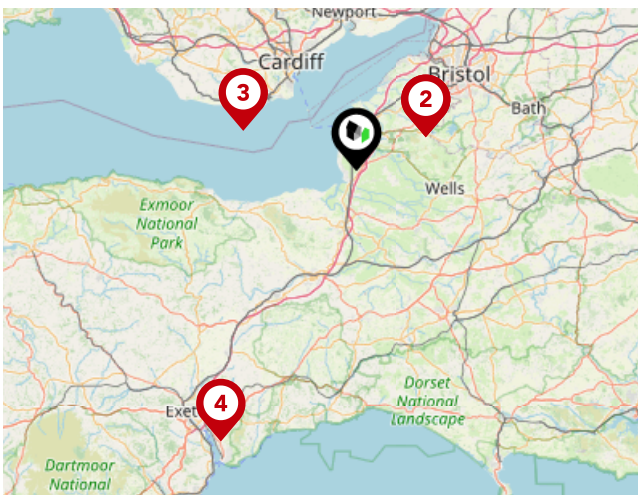
## National Rail Stations

Pin	Name	Distance
1	Weston Milton Rail Station	2.42 miles
2	Weston-super-Mare Rail Station	2.32 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	4.06 miles
2	M5 J22	5.36 miles
3	M5 J23	10.24 miles
4	M5 J20	9.45 miles
5	M5 J24	14.77 miles

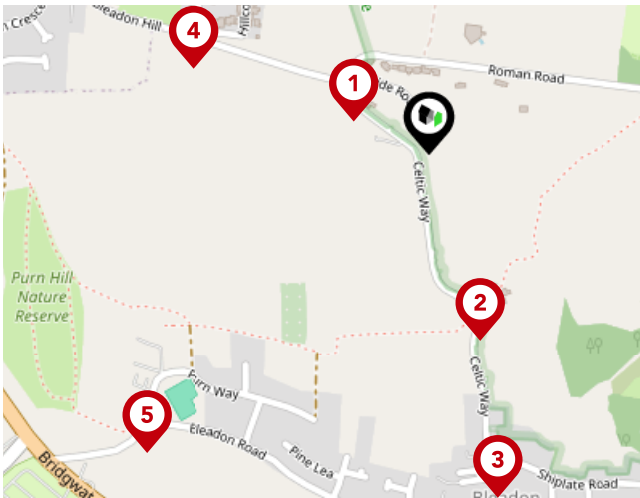


## Airports/Helipads

Pin	Name	Distance
1	Felton	11.45 miles
2	Bristol Airport	11.45 miles
3	Cardiff Airport	17.83 miles
4	Exeter Airport	45.16 miles

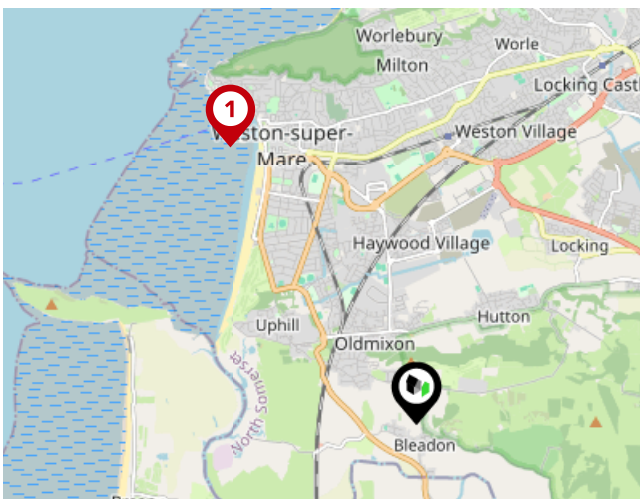
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Roman Road	0.1 miles
2	Clovercot	0.22 miles
3	Shiplate Road	0.41 miles
4	Hillcote	0.29 miles
5	Purn Way	0.48 miles



### Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	3.09 miles

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### Cooper and Tanner

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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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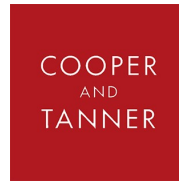
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UK Government

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

