



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 08th July 2025



LATCHAM, WEDMORE, BS28

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	1.52 acres		
Year Built :	1883		
Council Tax :	Band F		
Annual Estimate:	£3,522		
Title Number:	ST221479		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

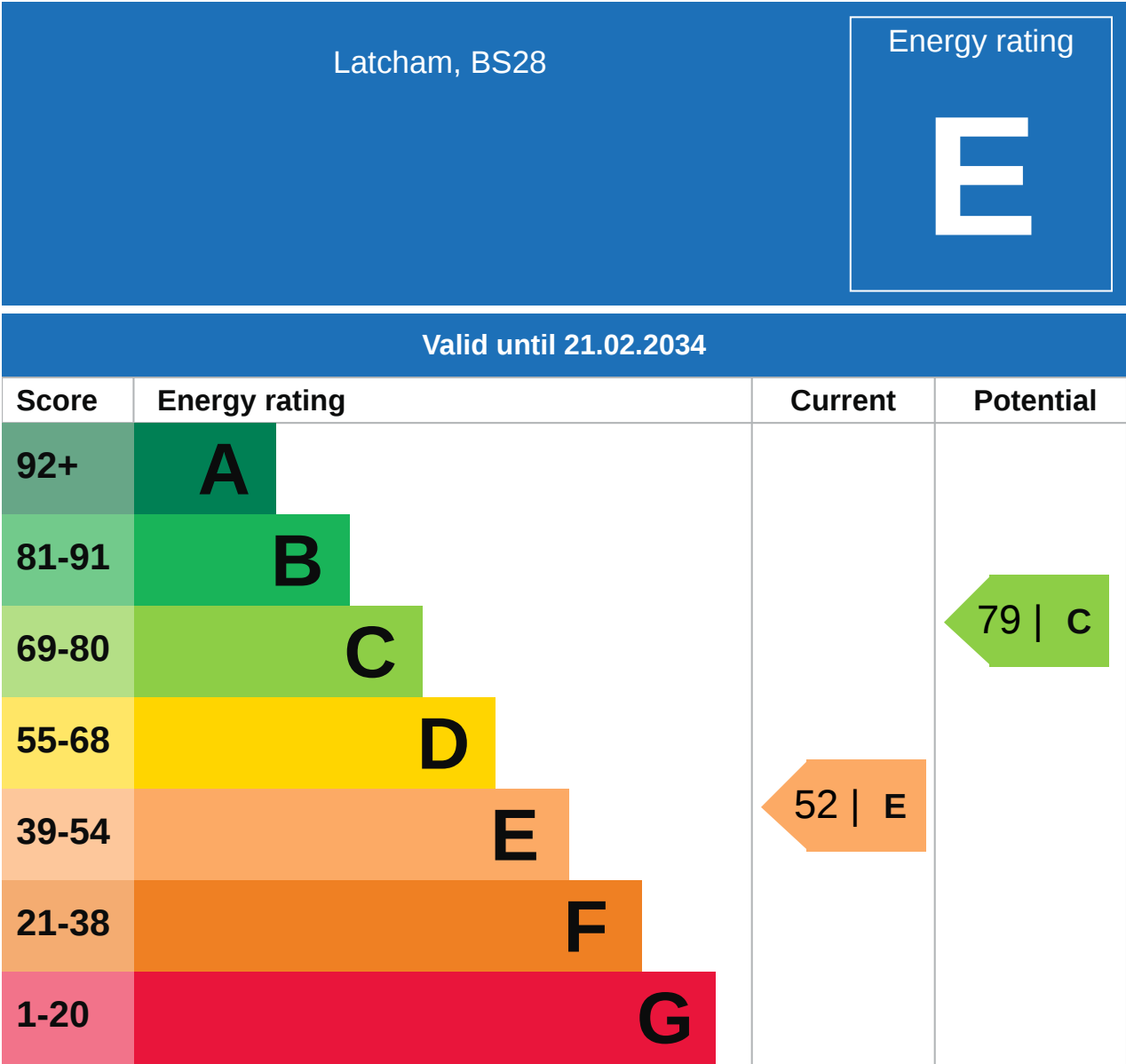
16 mb/s	31 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	122 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

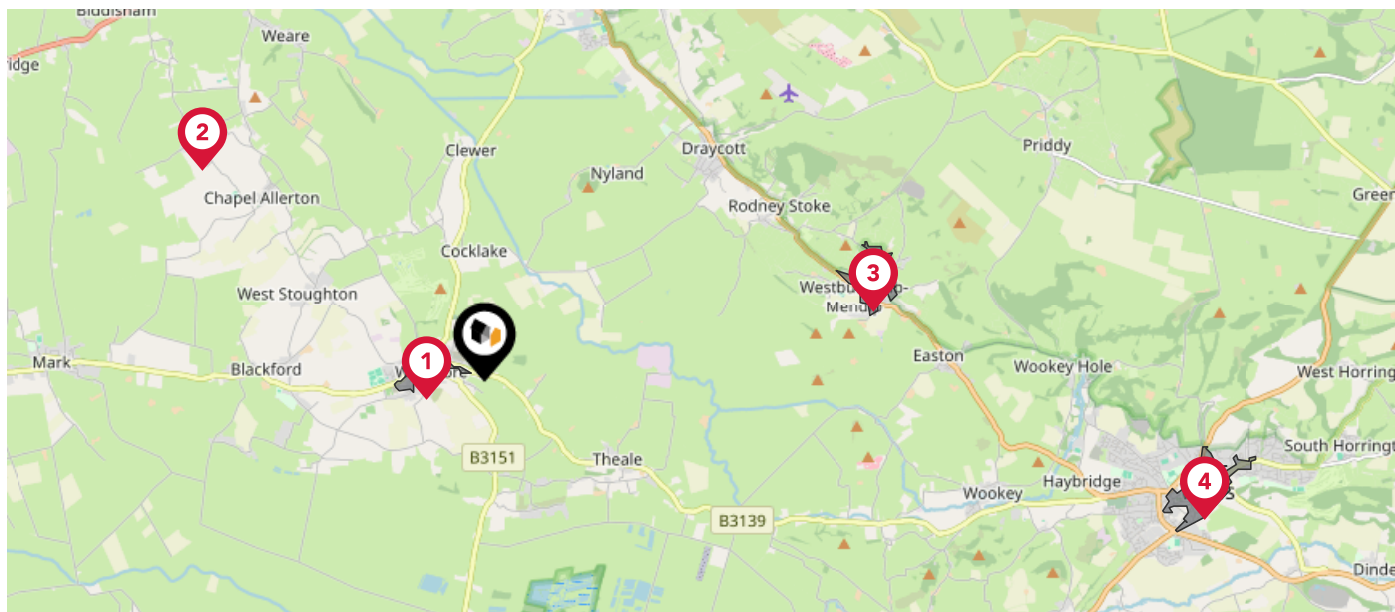
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Wedmore



Stone Allerton

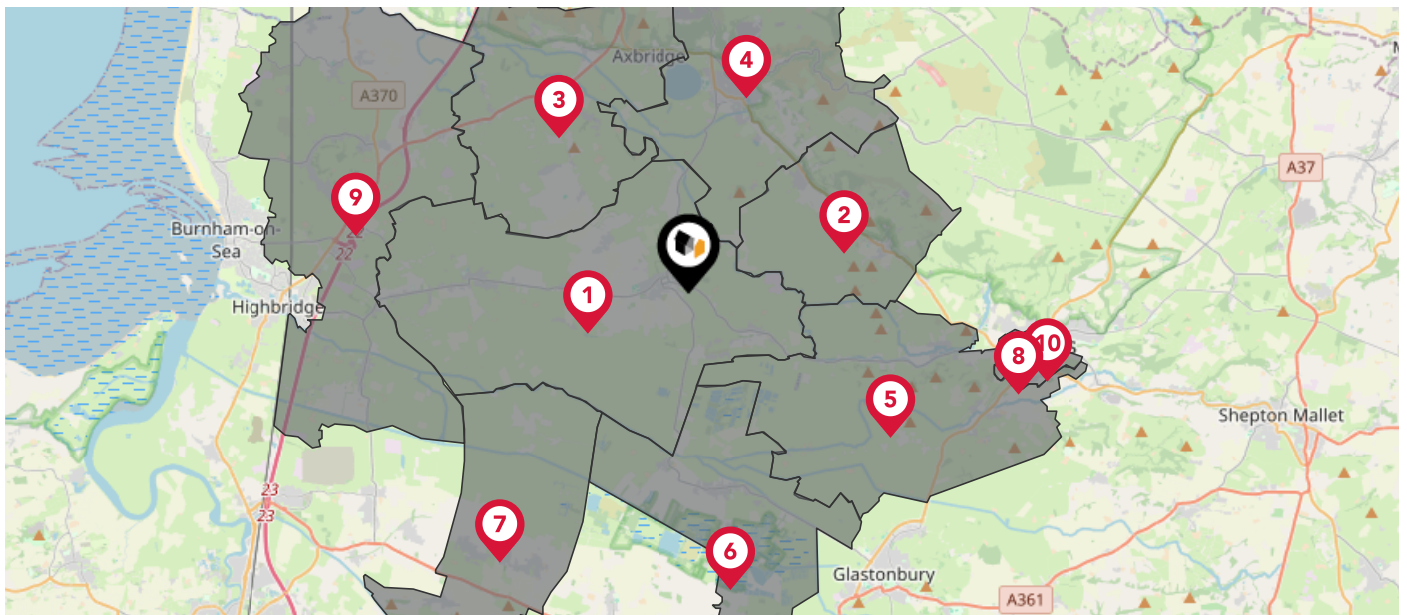


Westbury sub Mendip



Wells

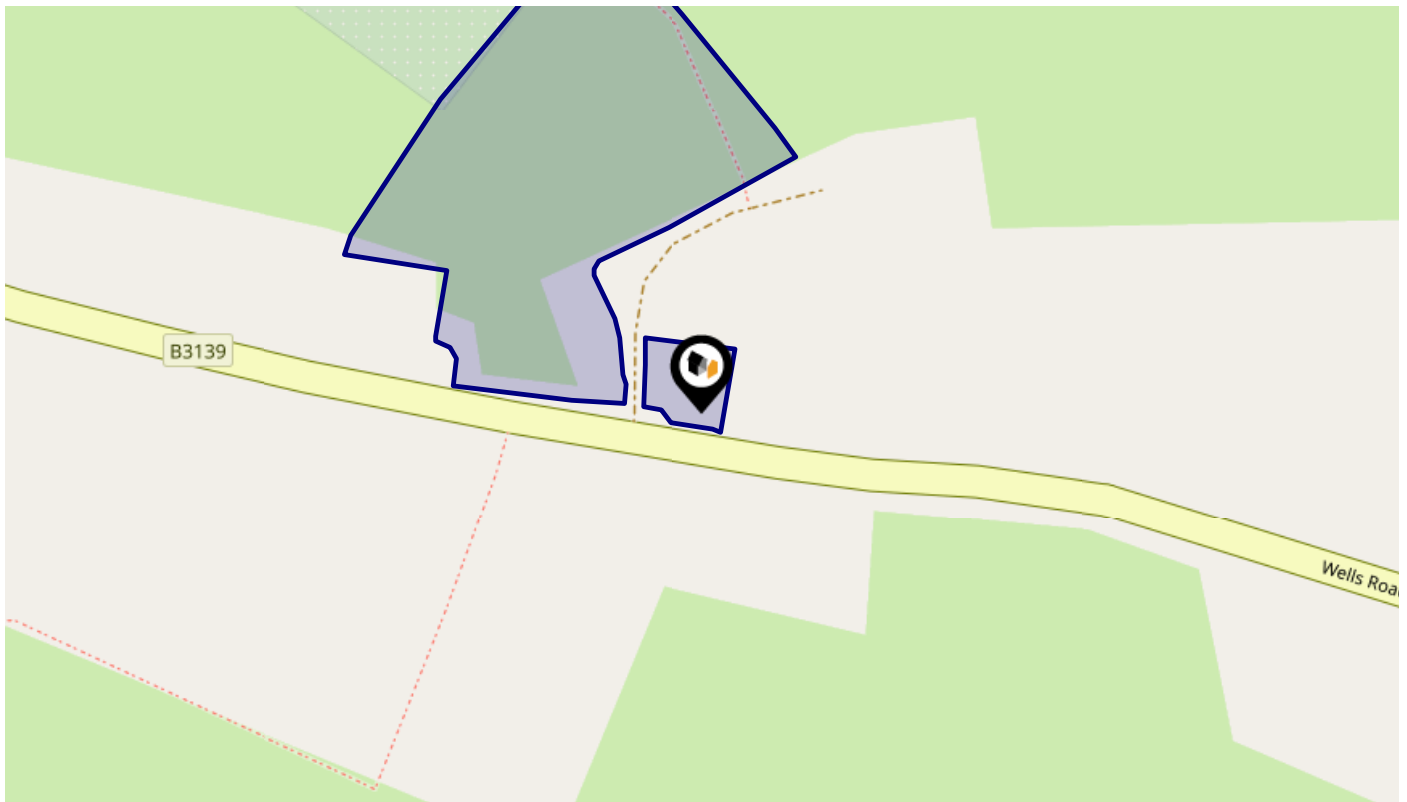
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Wedmore and Mark Ward
-  2 Rodney and Westbury Ward
-  3 Axevale Ward
-  4 Cheddar and Shipham Ward
-  5 Wookey and St. Cuthbert Out West Ward
-  6 Moor Ward
-  7 West Polden Ward
-  8 Wells St. Cuthbert's Ward
-  9 Knoll Ward
-  10 Wells Central Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

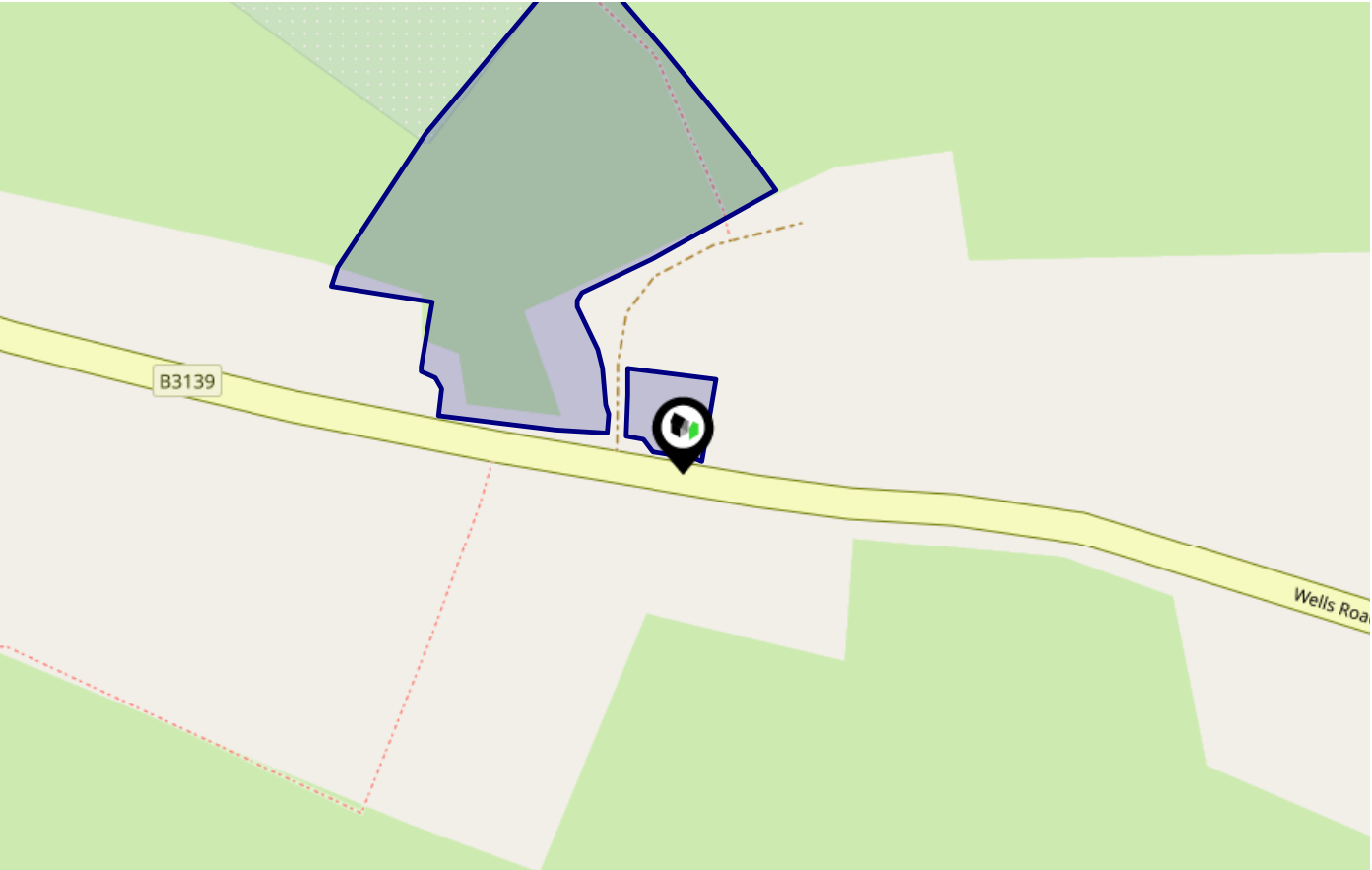
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

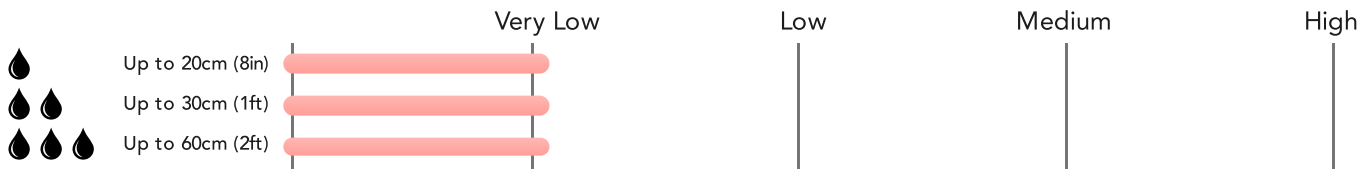


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

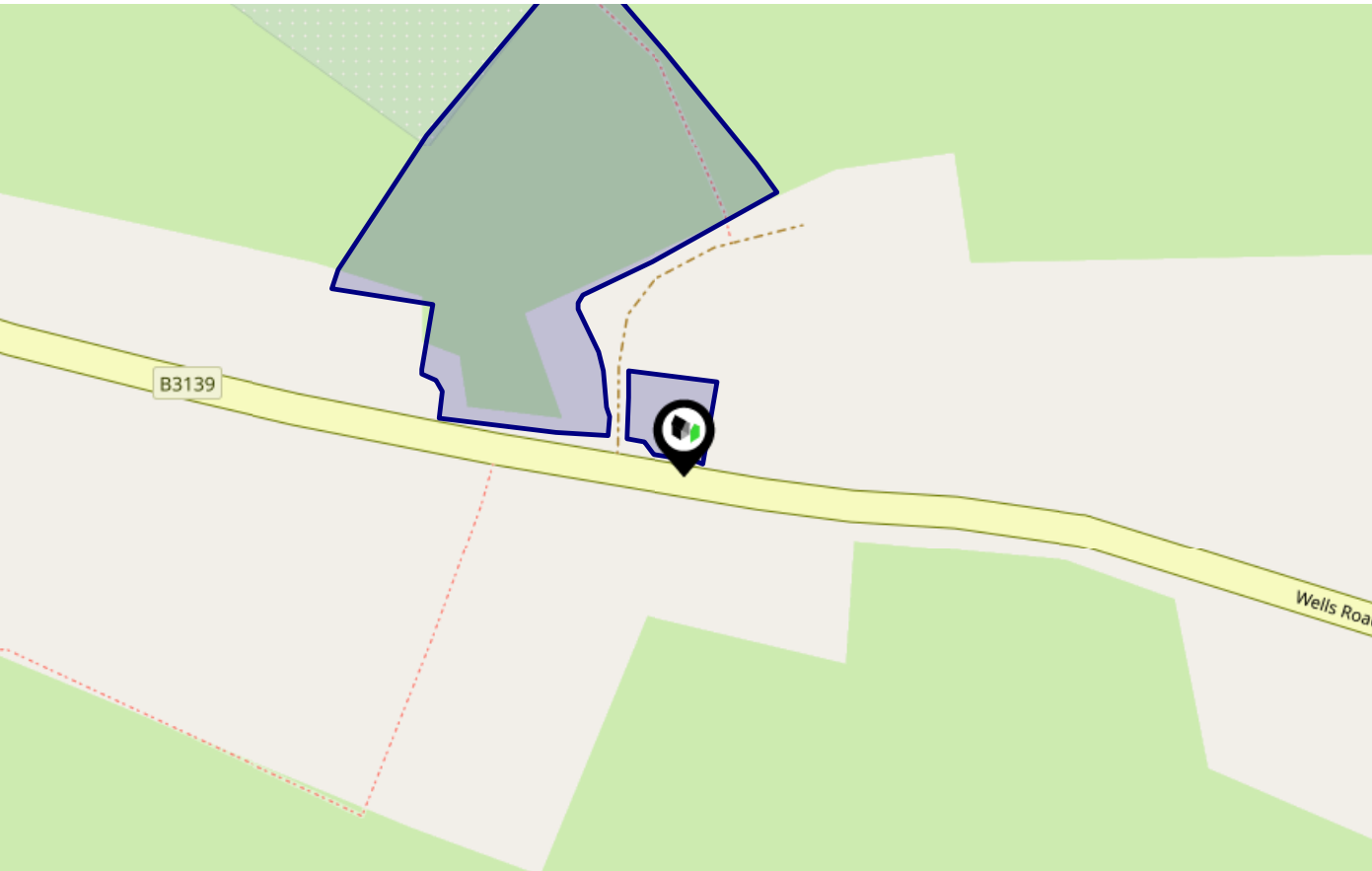


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

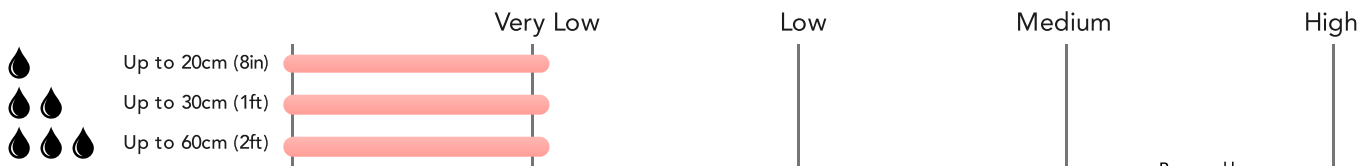


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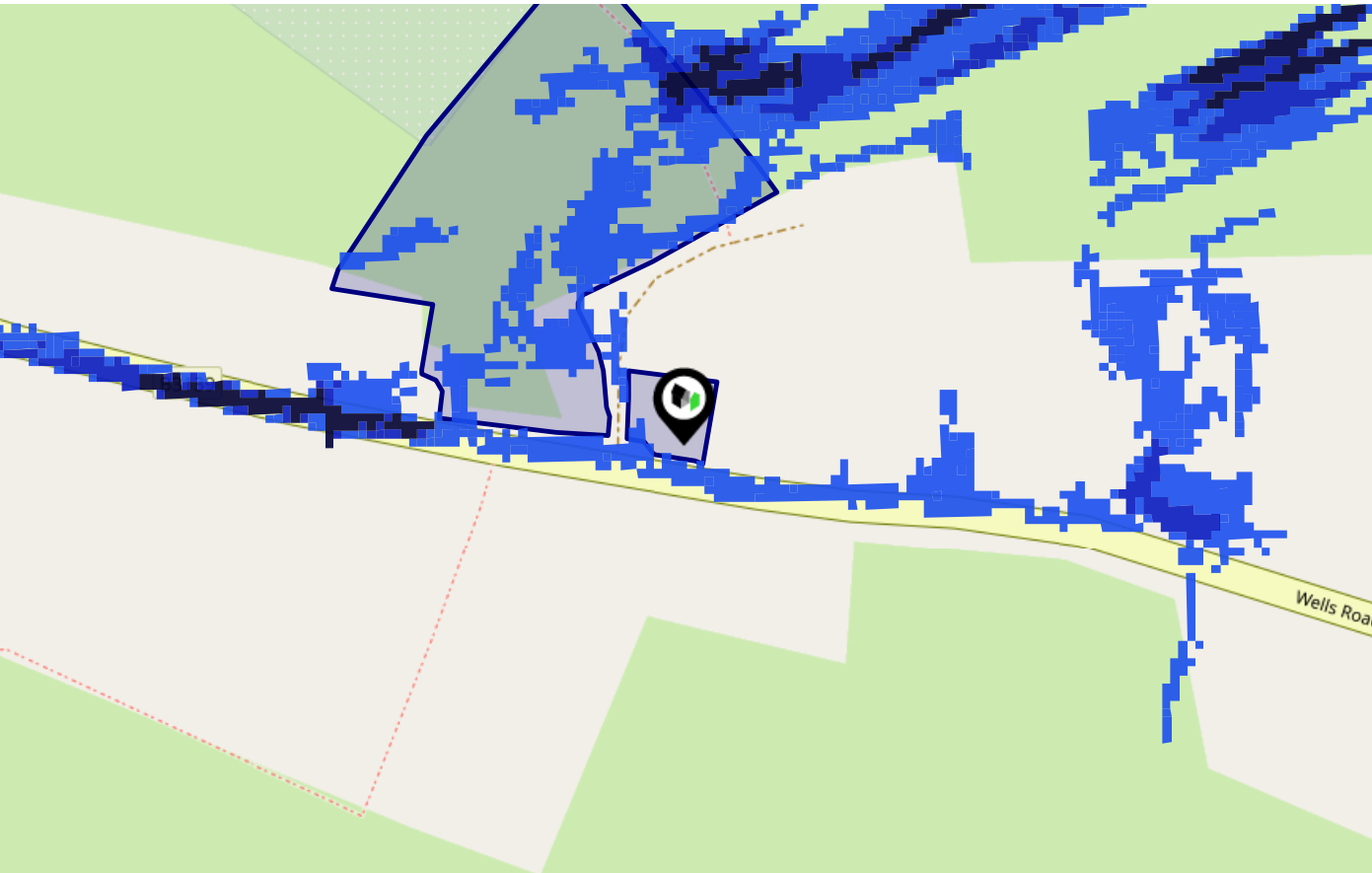


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

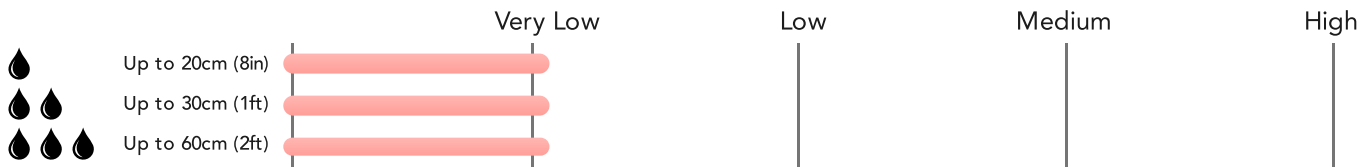


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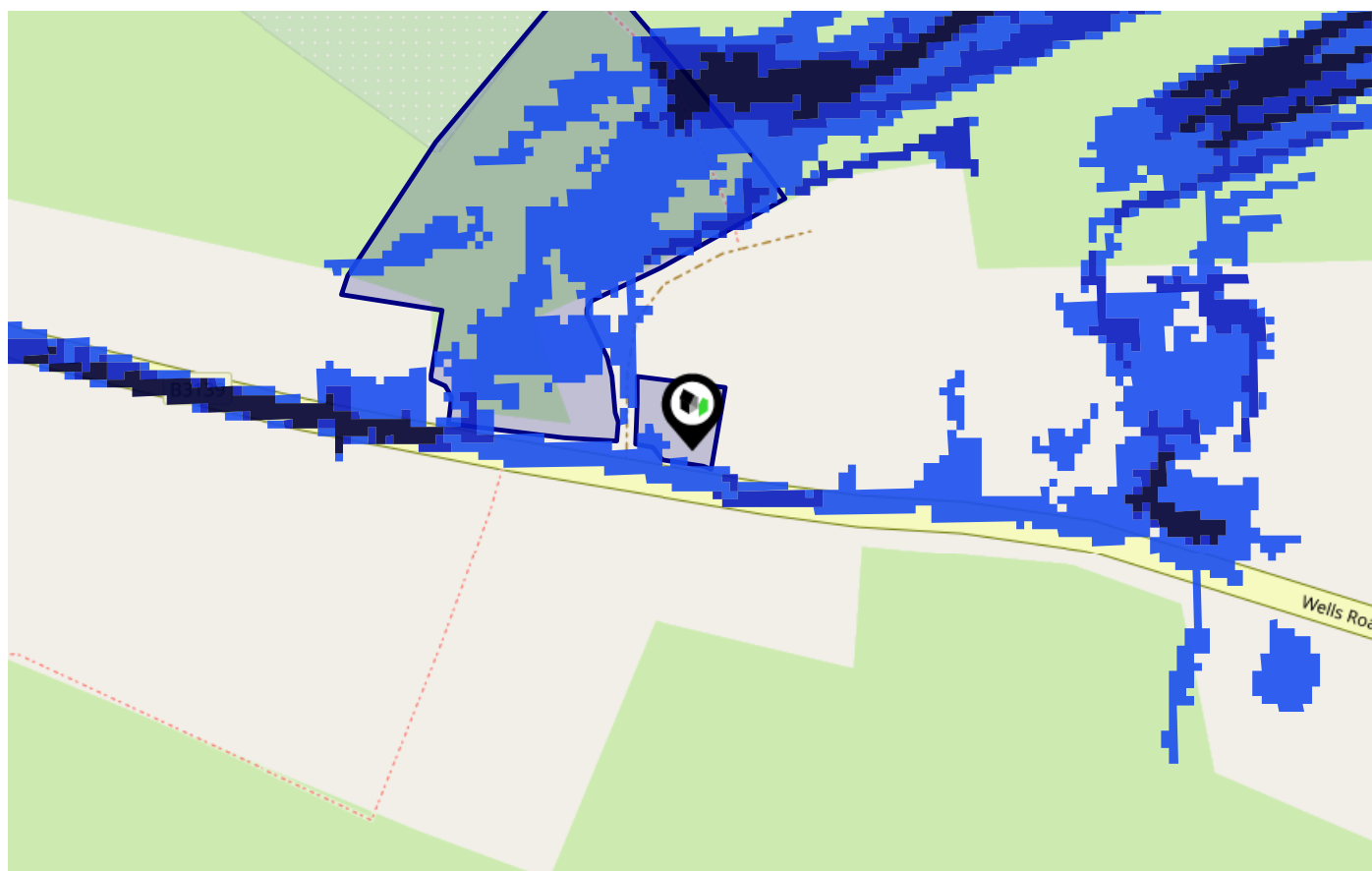


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

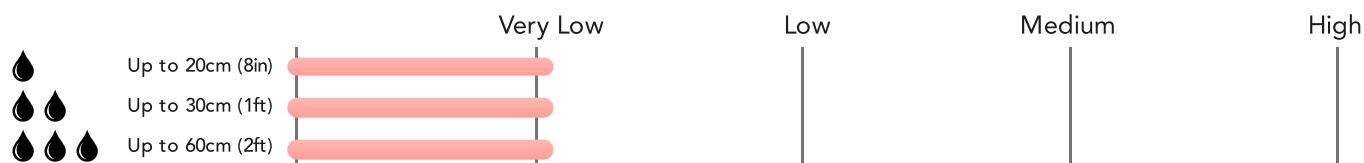


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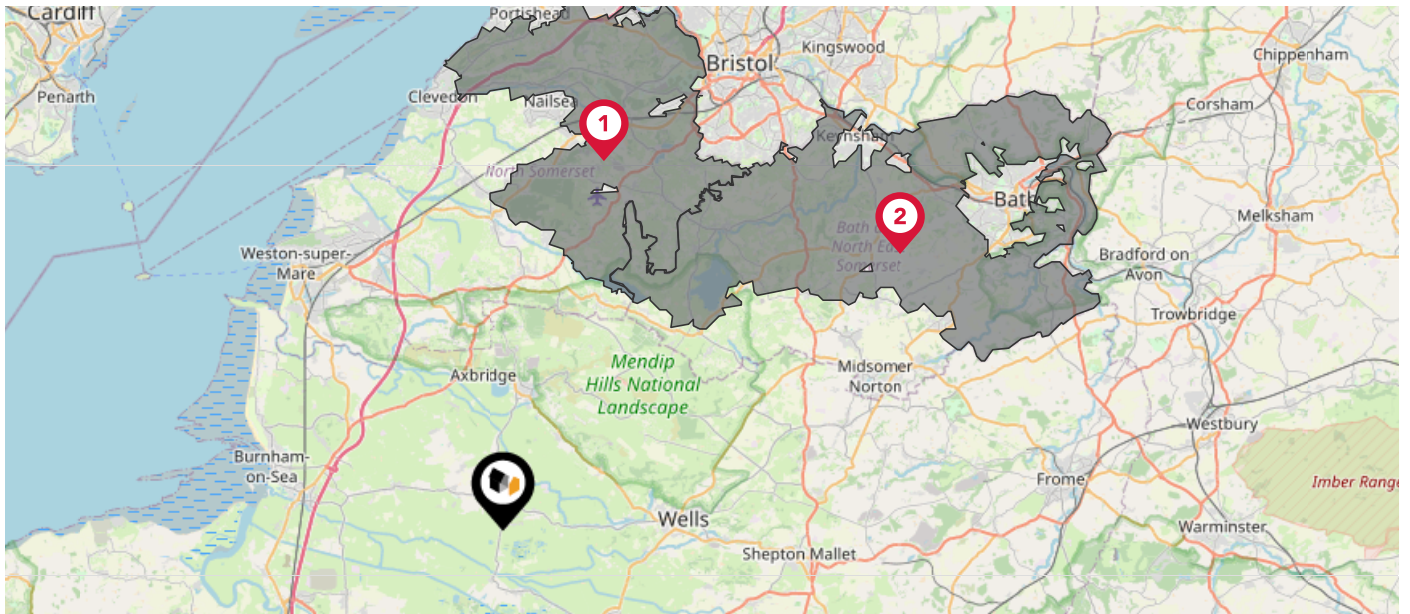
Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

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Lettings Intelligence

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Bath and Bristol Green Belt - North Somerset

2

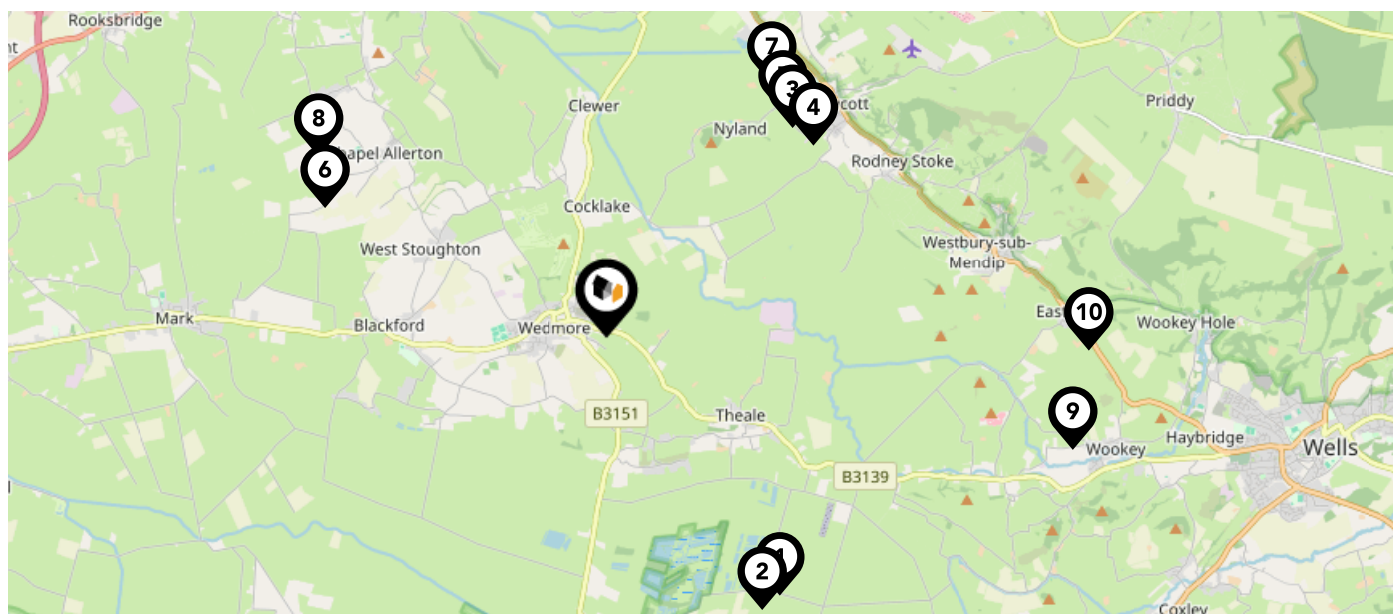
Bath and Bristol Green Belt - Bath and North East Somerset

Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

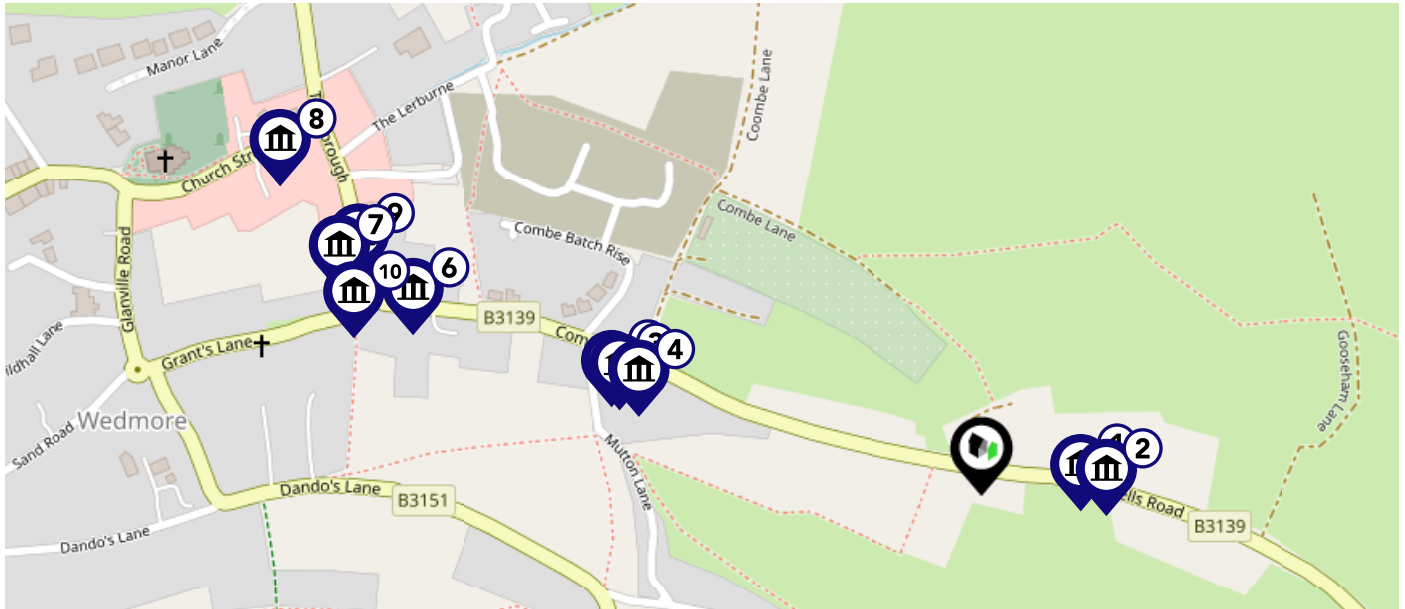
1	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill	
2	Eastern Drove-Meare, Panborough, Meare, Somerset	Historic Landfill	
3	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
4	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	
5	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
6	OS Plot 0001-Chapel Allerton, Axbridge, Somerset	Historic Landfill	
7	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	
8	Moor View Farm-Stone Allerton	Historic Landfill	
9	Knowle Lane-Wookey	Historic Landfill	
10	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill	

Maps

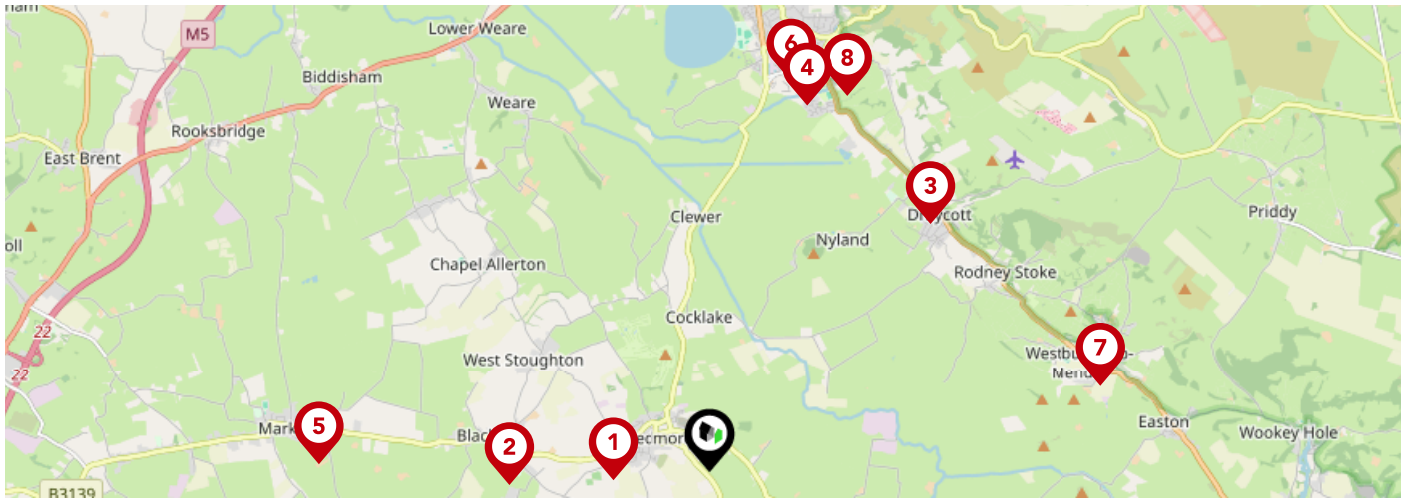
Listed Buildings

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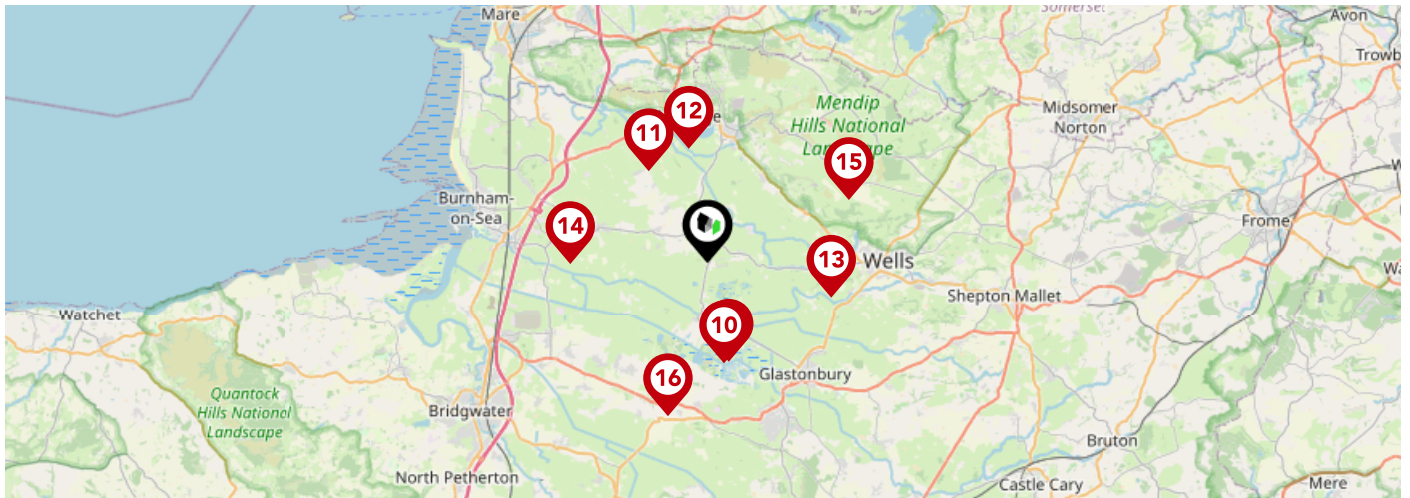
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1252918 - Southville Farmhouse	Grade II	0.1 miles
 1252917 - Latcham House Farmhouse, Attached Barn And Forecourt Wall	Grade II	0.1 miles
 1262183 - Acacia Cottage	Grade II	0.2 miles
 1252717 - North View	Grade II	0.2 miles
 1252714 - Cobblers Cottage	Grade II	0.2 miles
 1252641 - Poundhay House	Grade II	0.3 miles
 1252205 - The Borough Venture And Forecourt Wall	Grade II	0.4 miles
 1262181 - Cottage Adjacent To East Side Of The Sweet Cottage	Grade II	0.4 miles
 1262403 - Market Cross And Railed Enclosure	Grade II	0.4 miles
 1252204 - Allington House, Forecourt Wall And Railings	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.9	☐	☒	☐	☐	☐
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.87	☐	☐	☒	☐	☐
3	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.08	☐	☒	☐	☐	☐
4	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.53	☐	☐	☒	☐	☐
5	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.64	☐	☐	☒	☐	☐
6	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.71	☐	☒	☐	☐	☐
7	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.72	☐	☒	☐	☐	☐
8	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.72	☐	☐	☒	☐	☐

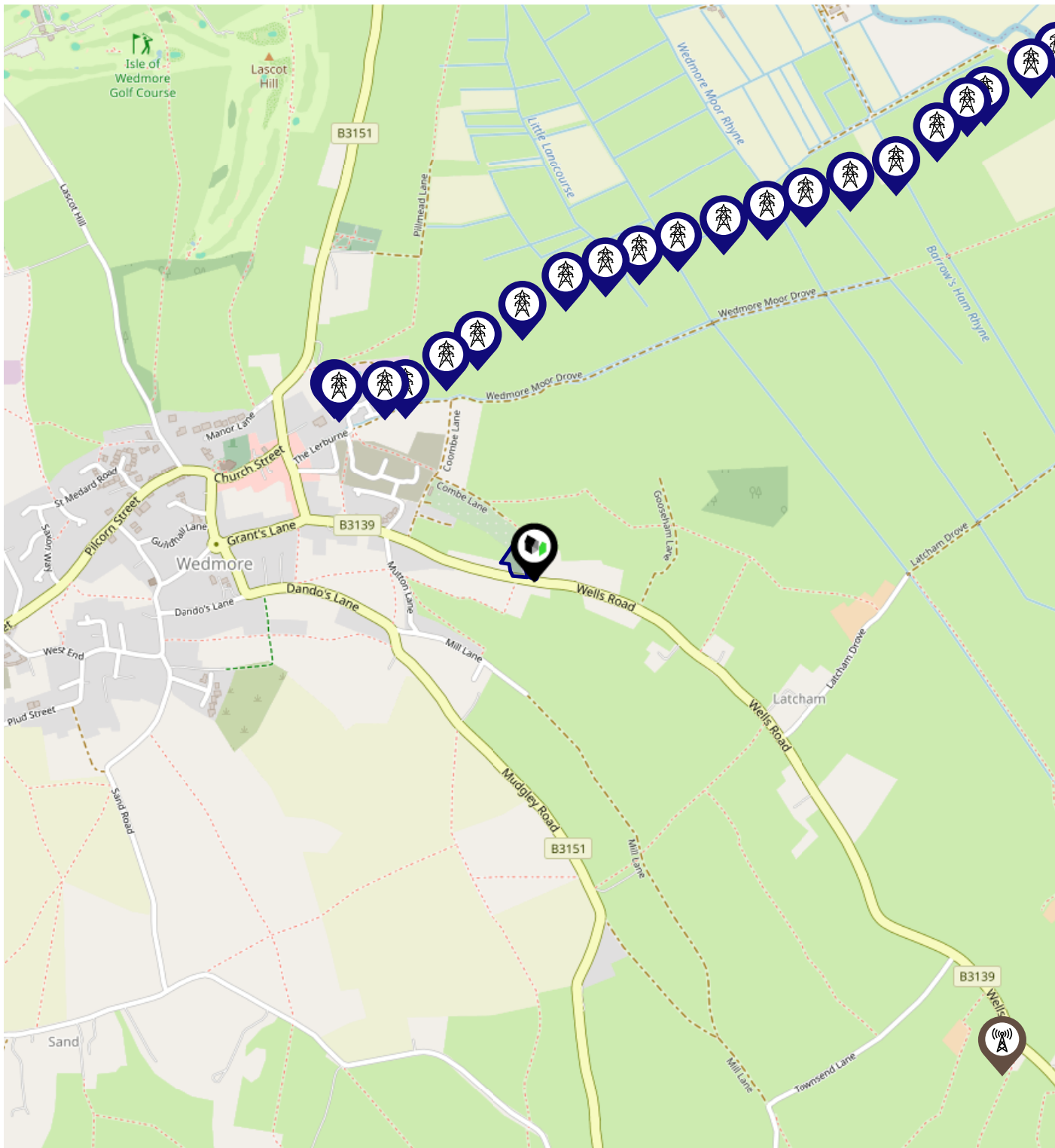


		Nursery	Primary	Secondary	College	Private
9	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.81	☐	☒	☐	☐	☐
10	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.81	☐	☐	☒	☐	☐
11	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:4	☐	☒	☐	☐	☐
12	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.25	☐	☒	☐	☐	☐
13	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.74	☐	☒	☐	☐	☐
14	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:5.11	☐	☒	☐	☐	☐
15	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:5.72	☐	☒	☐	☐	☐
16	Dovecote School Ofsted Rating: Outstanding Pupils: 61 Distance:5.92	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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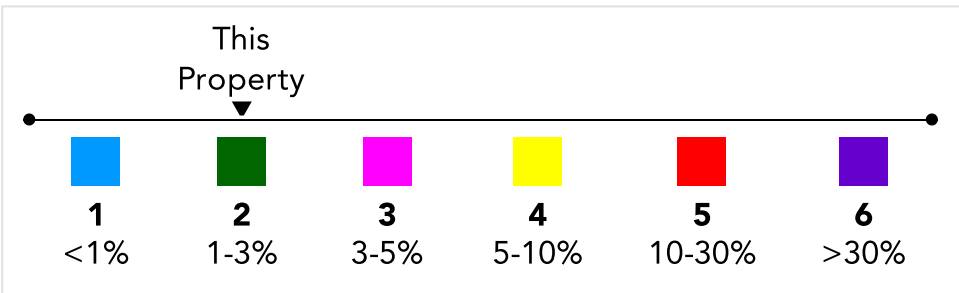
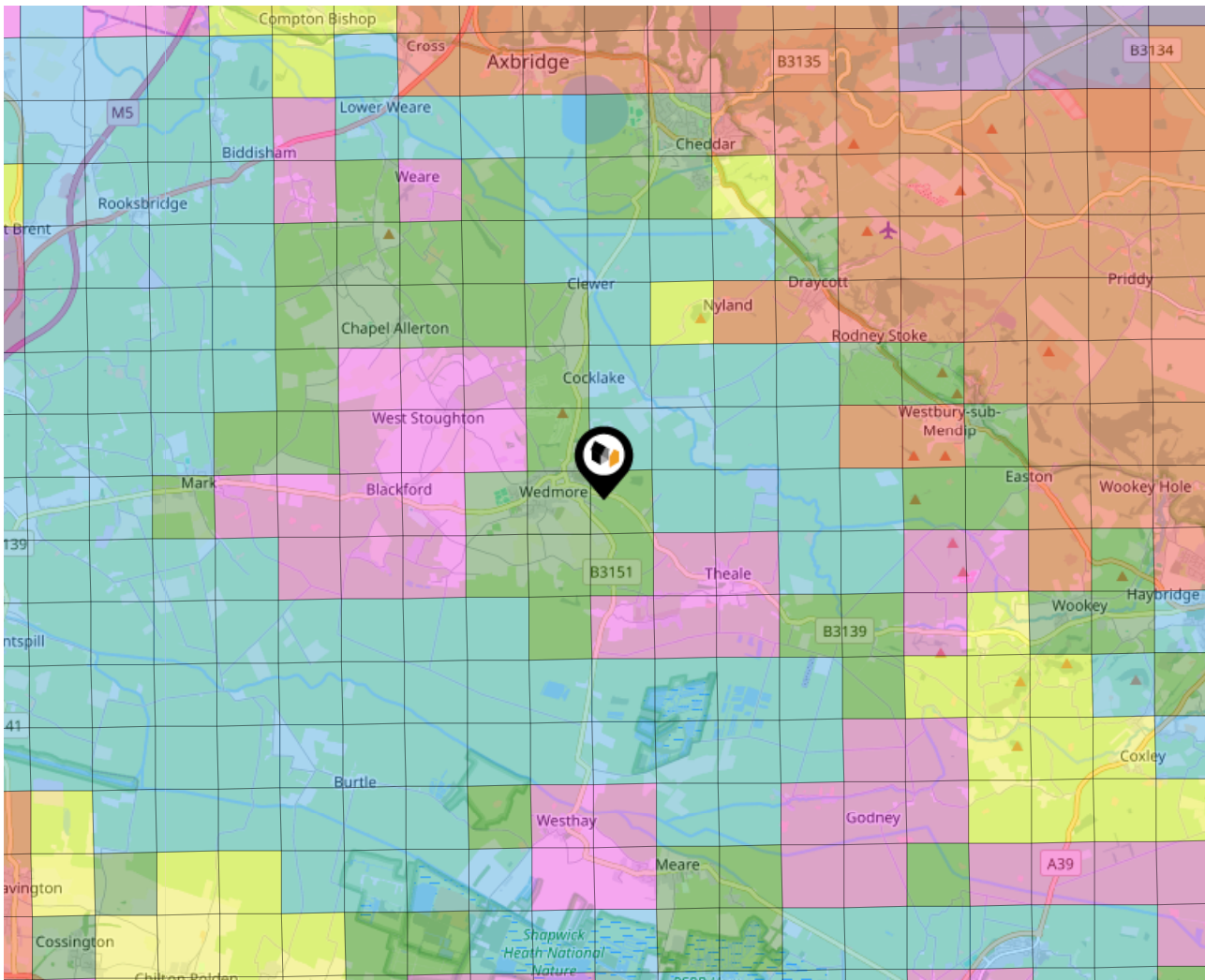


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





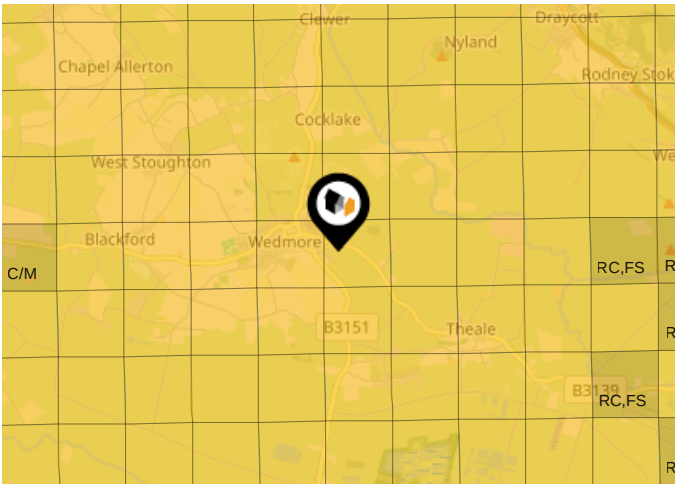
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

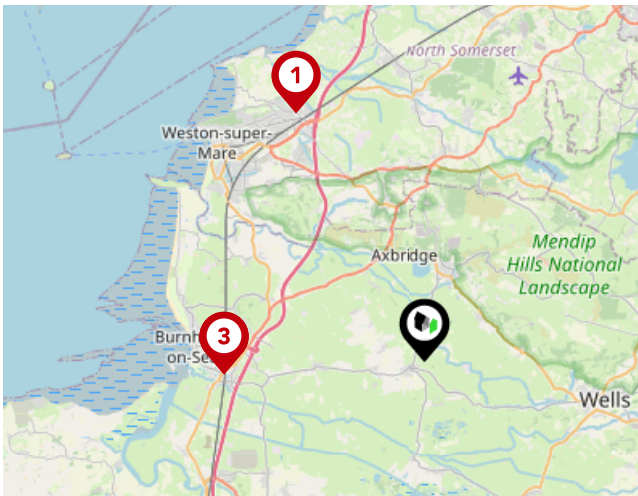


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

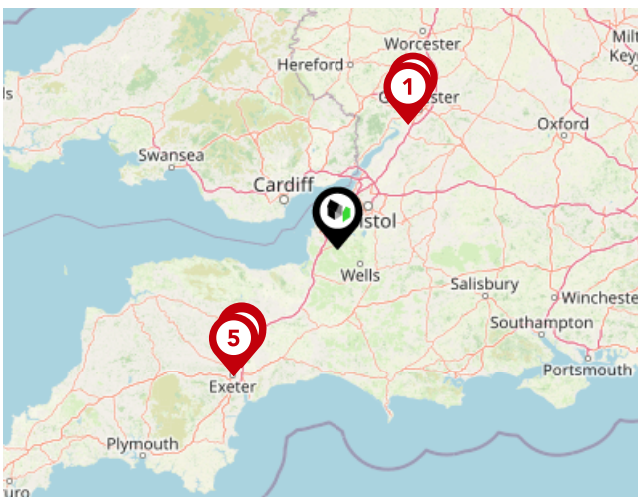
Area Transport (National)

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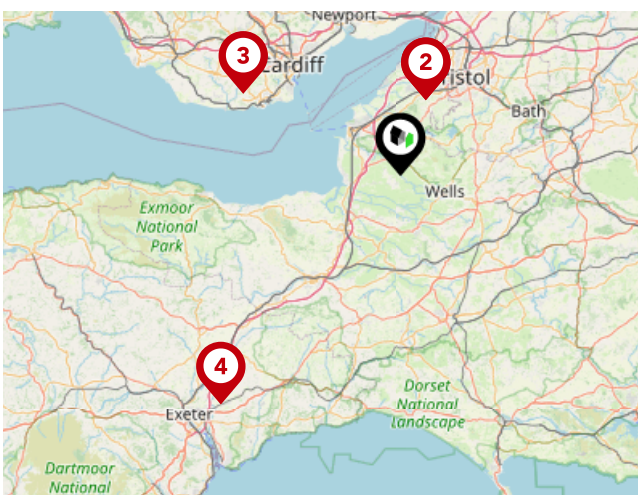
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	10.33 miles
2	Highbridge & Burnham-on-Sea Rail Station	7.47 miles
3	Highbridge & Burnham-on-Sea Rail Station	7.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	42.25 miles
2	M5 J12	45.38 miles
3	M5 J29	44.82 miles
4	M5 J30	45.76 miles
5	M5 J31	48.91 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.82 miles
2	Felton	11.82 miles
3	Cardiff Airport	26.2 miles
4	Exeter Airport	43.46 miles

Area

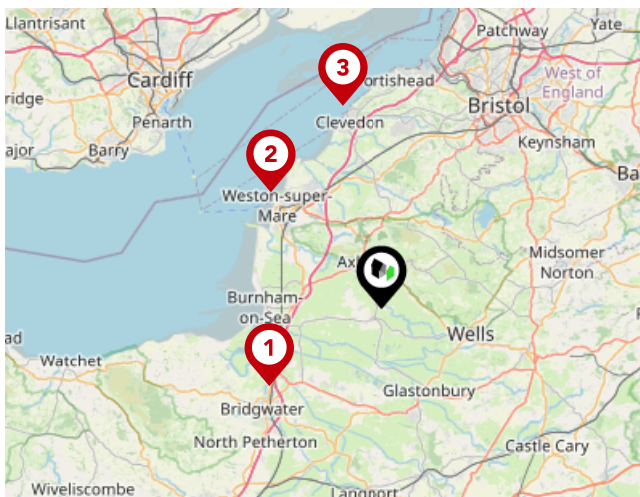
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Combe Batch Rise	0.24 miles
2	The Borough Yard	0.42 miles
3	The Swan Inn	0.44 miles
4	Mudgely Cross	0.94 miles
5	Mudgely Cross	0.96 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.08 miles
2	Weston-super-Mare Knightstone Harbour	11.94 miles
3	Clevedon Pier	15.38 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

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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