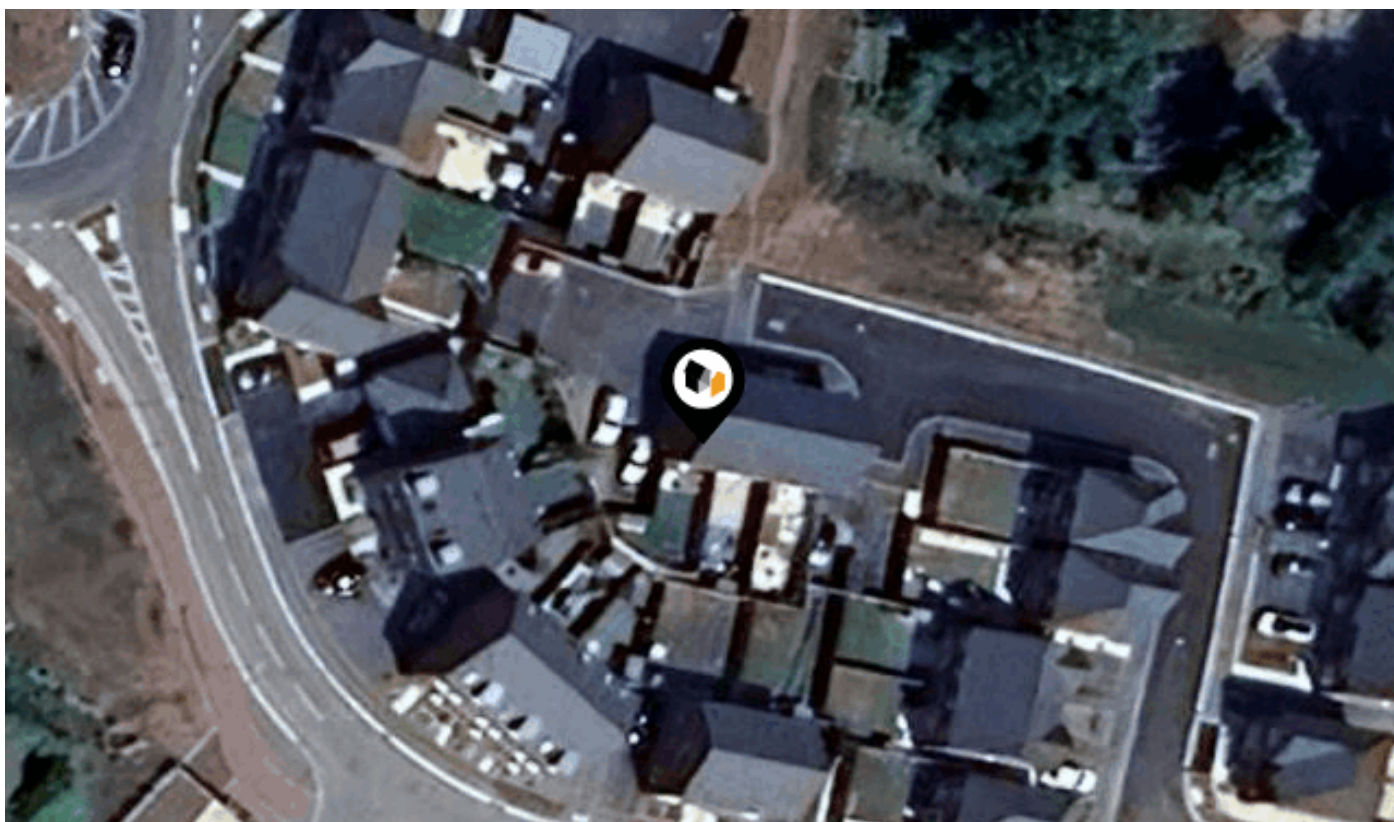




# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 10<sup>th</sup> October 2025



**TEXEL CLOSE, HIGHBRIDGE, TA9**

## Cooper and Tanner

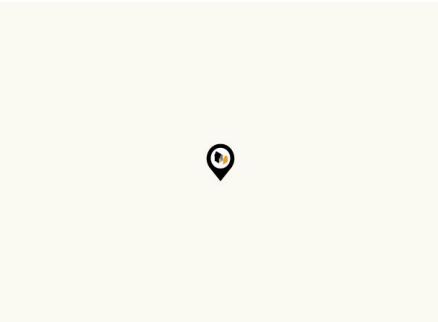
2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

**Type:** Terraced  
**Floor Area:** 656 ft<sup>2</sup> / 61 m<sup>2</sup>

## Local Area

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

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

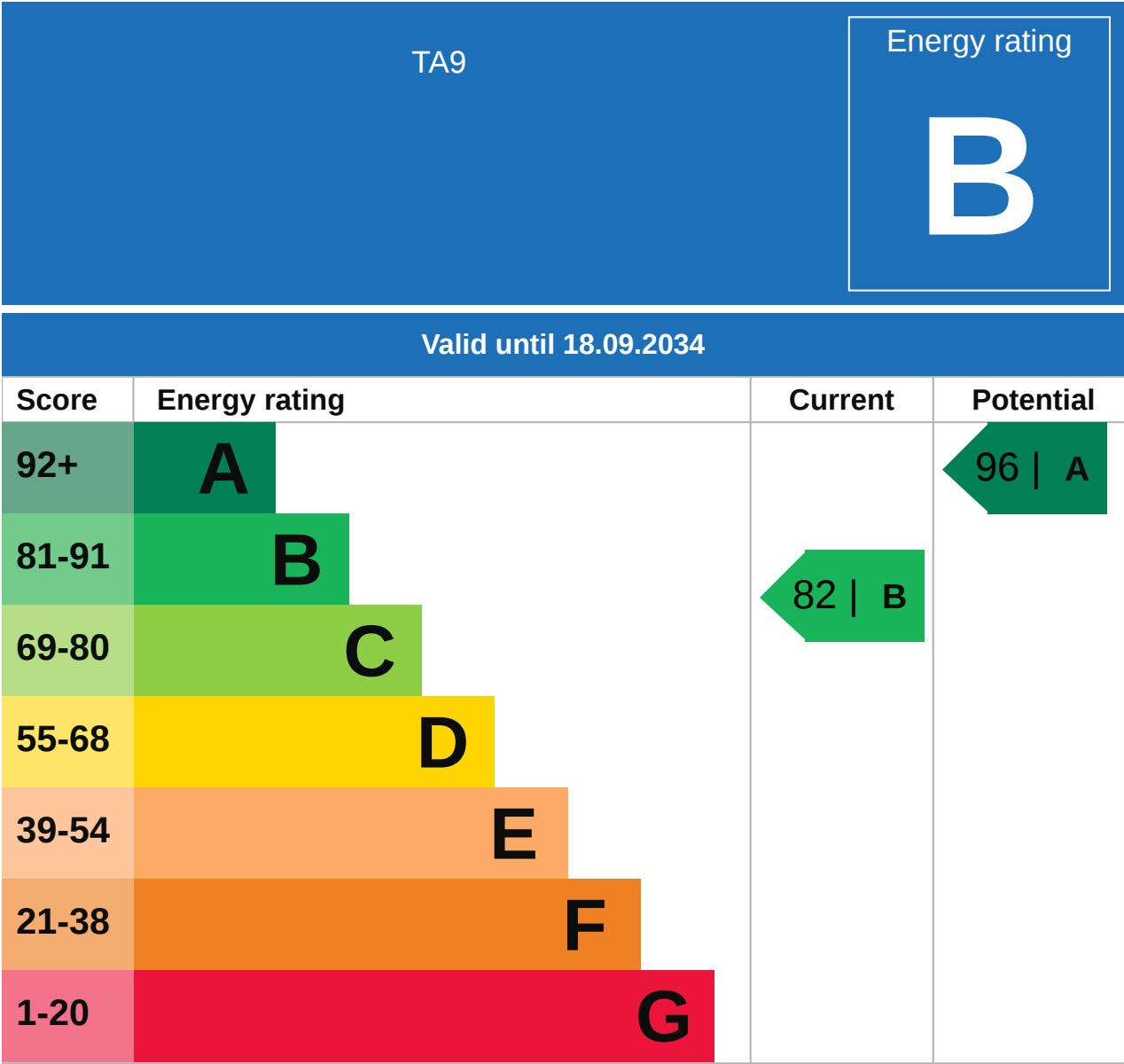
|                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>4</b><br>mb/s                                                                    | <b>42</b><br>mb/s                                                                     | <b>1800</b><br>mb/s                                                                   |
|  |  |  |

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



**Satellite/Fibre TV Availability:**





# Property

## EPC - Additional Data

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### Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | End-Terrace                                |
| <b>Transaction Type:</b>            | New dwelling                               |
| <b>Energy Tariff:</b>               | Standard tariff                            |
| <b>Main Fuel:</b>                   | Gas: mains gas                             |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Top Storey:</b>                  | 0                                          |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Walls:</b>                       | Average thermal transmittance 0.24 W/m-Â°K |
| <b>Walls Energy:</b>                | Very Good                                  |
| <b>Roof:</b>                        | Average thermal transmittance 0.10 W/m-Â°K |
| <b>Roof Energy:</b>                 | Very Good                                  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs       |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | Good                                       |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | Average thermal transmittance 0.23 W/m-Â°K |
| <b>Total Floor Area:</b>            | 61 m <sup>2</sup>                          |

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.

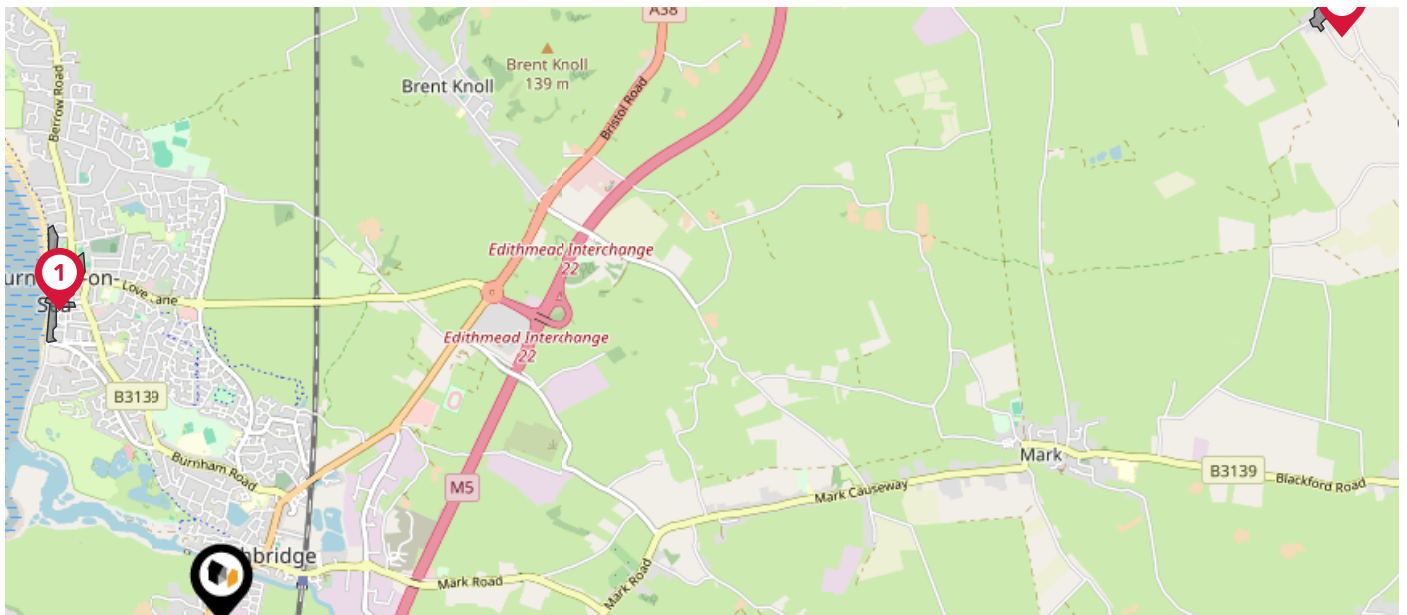


# Maps

## Conservation Areas

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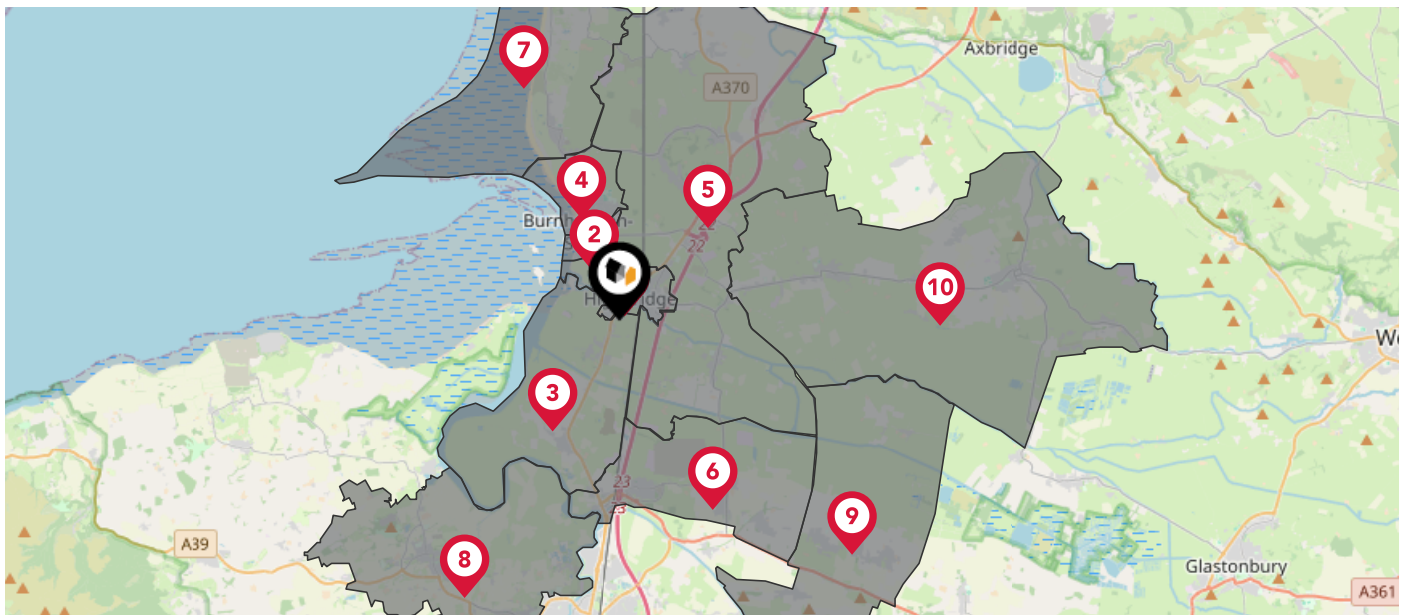
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Burnham-on-Sea
- 2 Stone Allerton

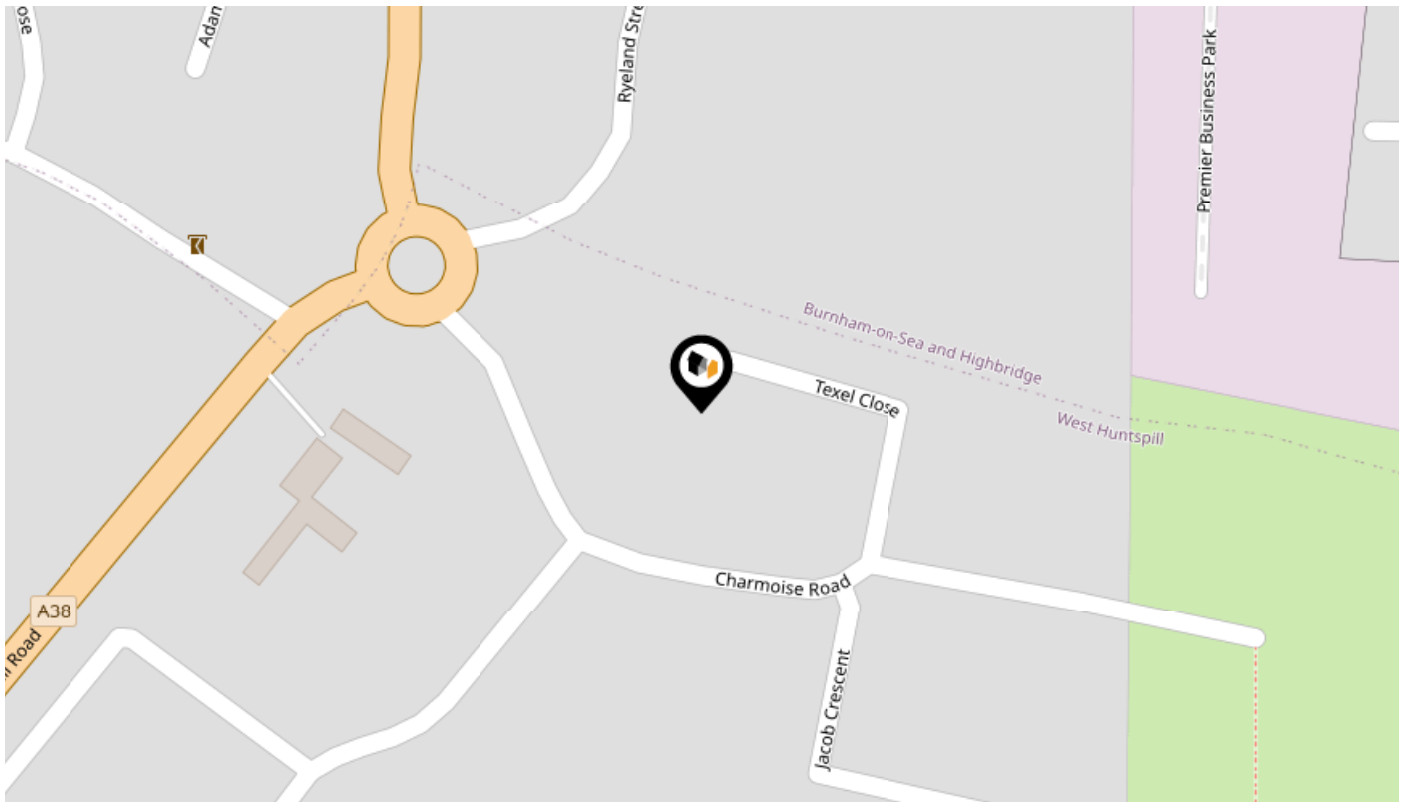
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Highbridge and Burnham Marine Ward
-  Burnham Central Ward
-  Huntspill and Pawlett Ward
-  Burnham North Ward
-  Knoll Ward
-  Puriton and Woolavington Ward
-  Berrow Ward
-  Cannington and Wembdon Ward
-  West Polden Ward
-  Wedmore and Mark 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     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

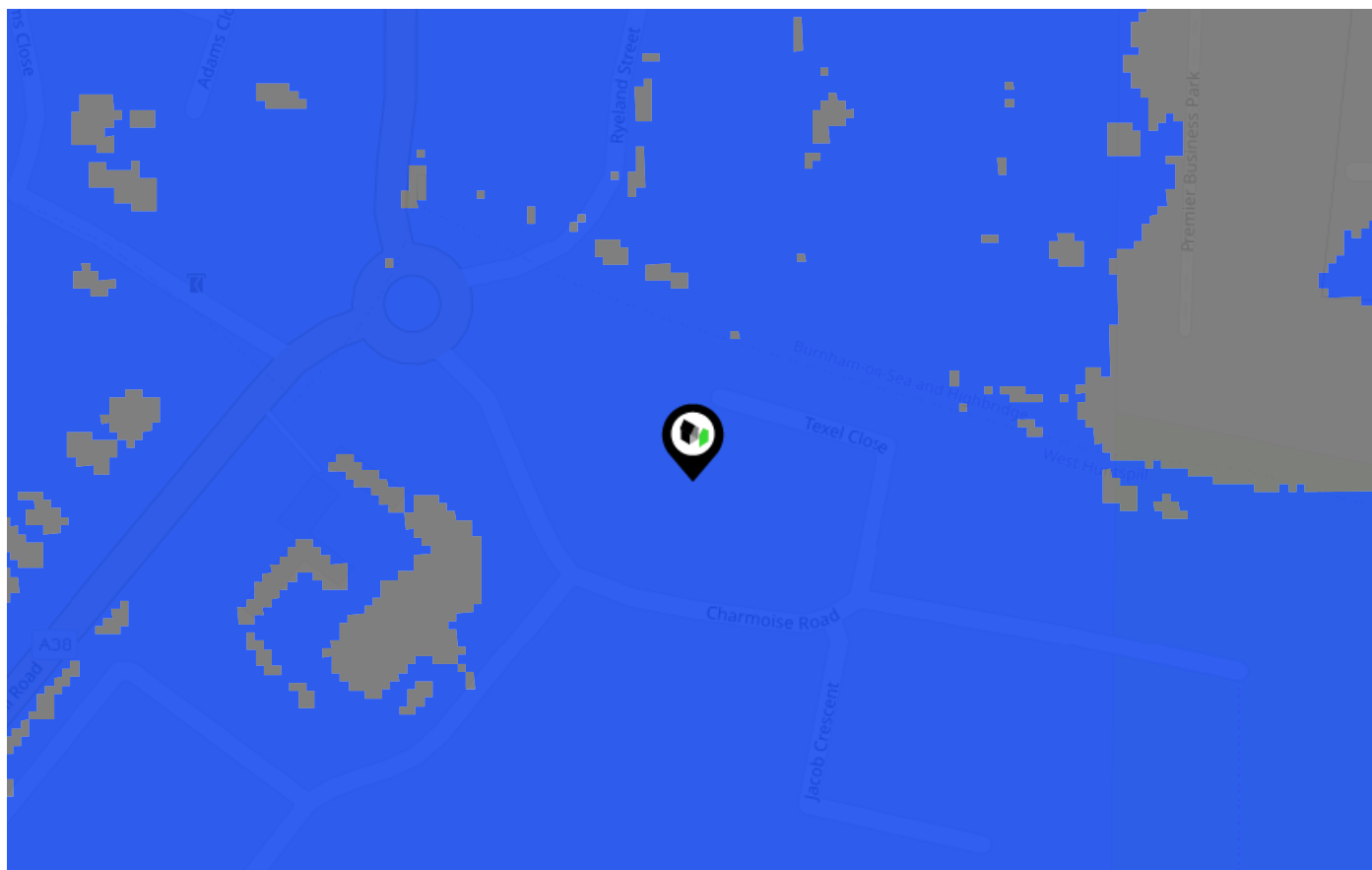


# Flood Risk

## 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.

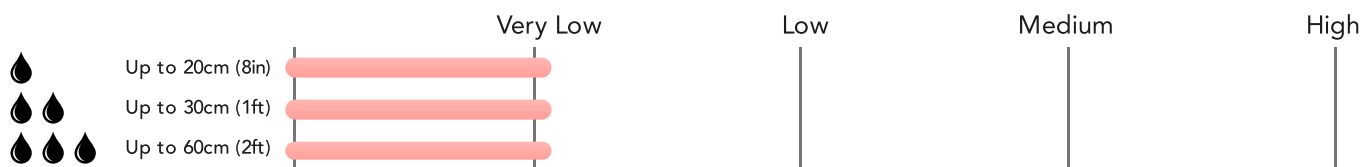


**Risk Rating: Very low**

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:

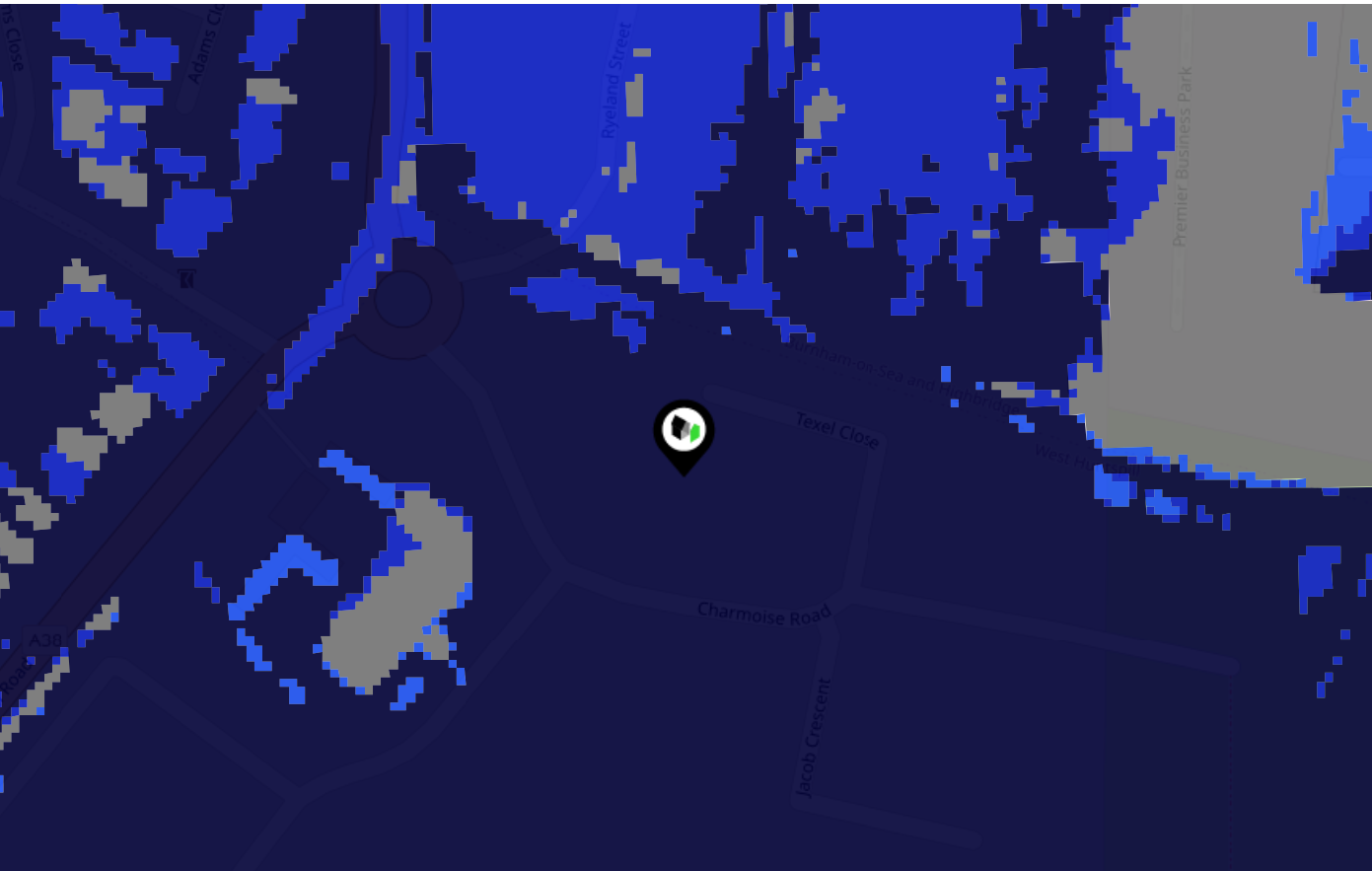


# Flood Risk

## 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.

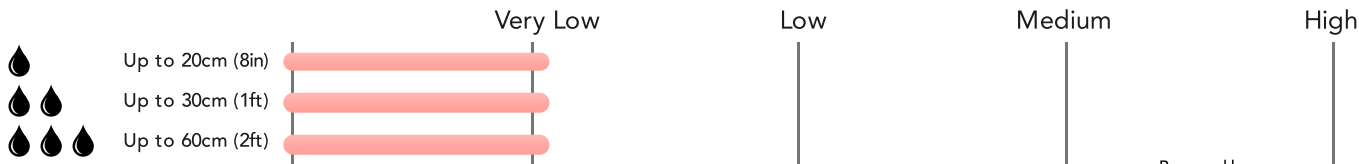


Risk Rating: Very low

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:



KFT - Key Facts for Tenants

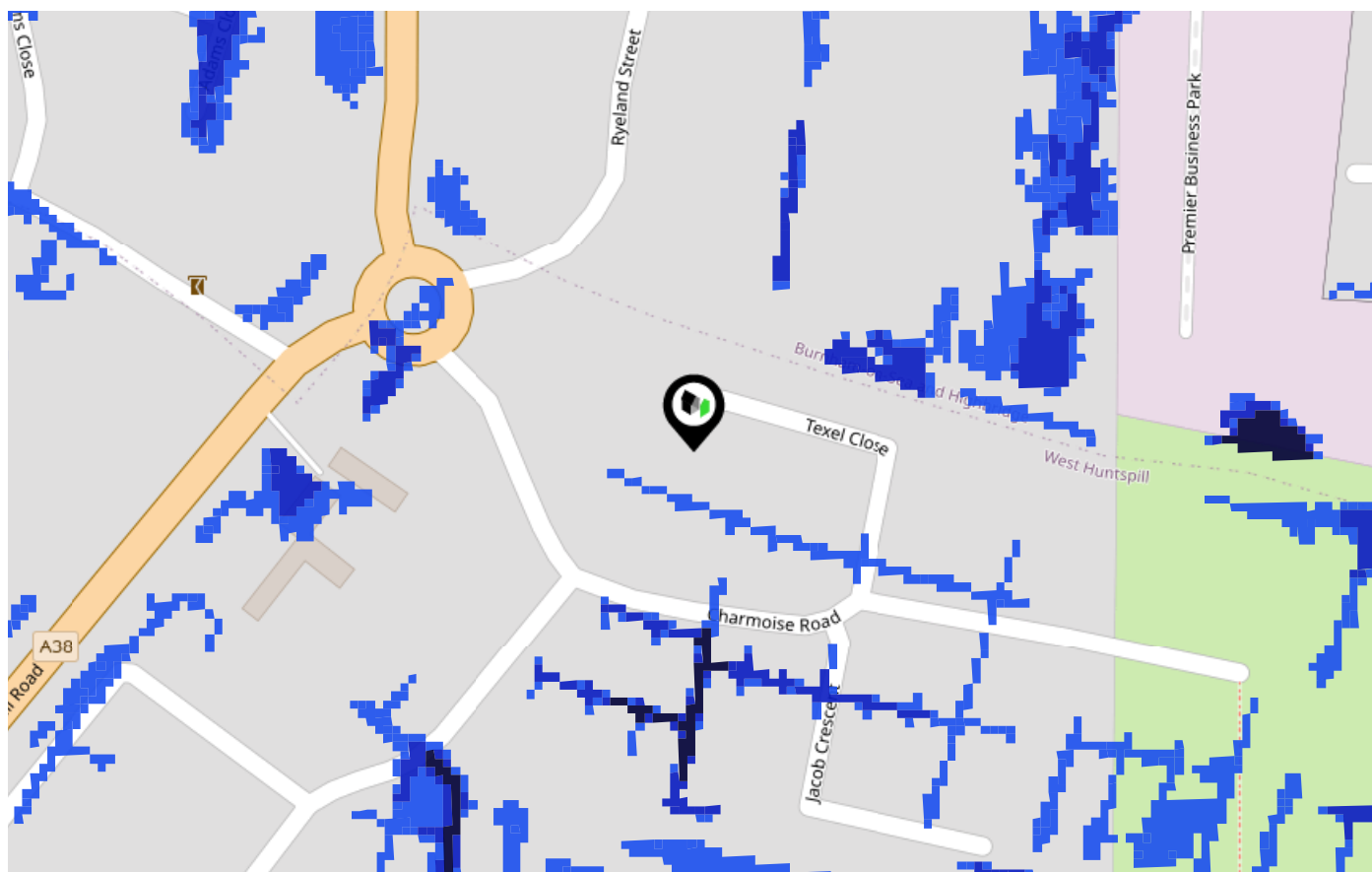
Powered by  
**aprift**  
Lettings Intelligence

# 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.

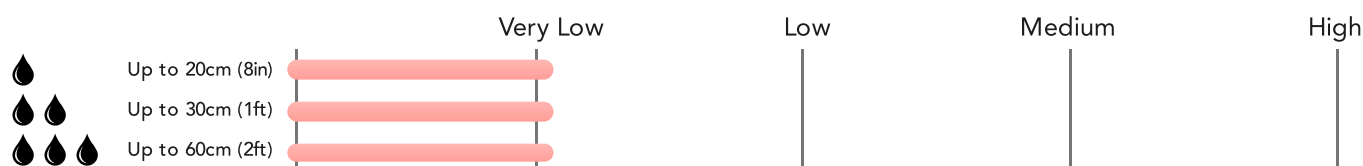


Risk Rating: Very low

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:

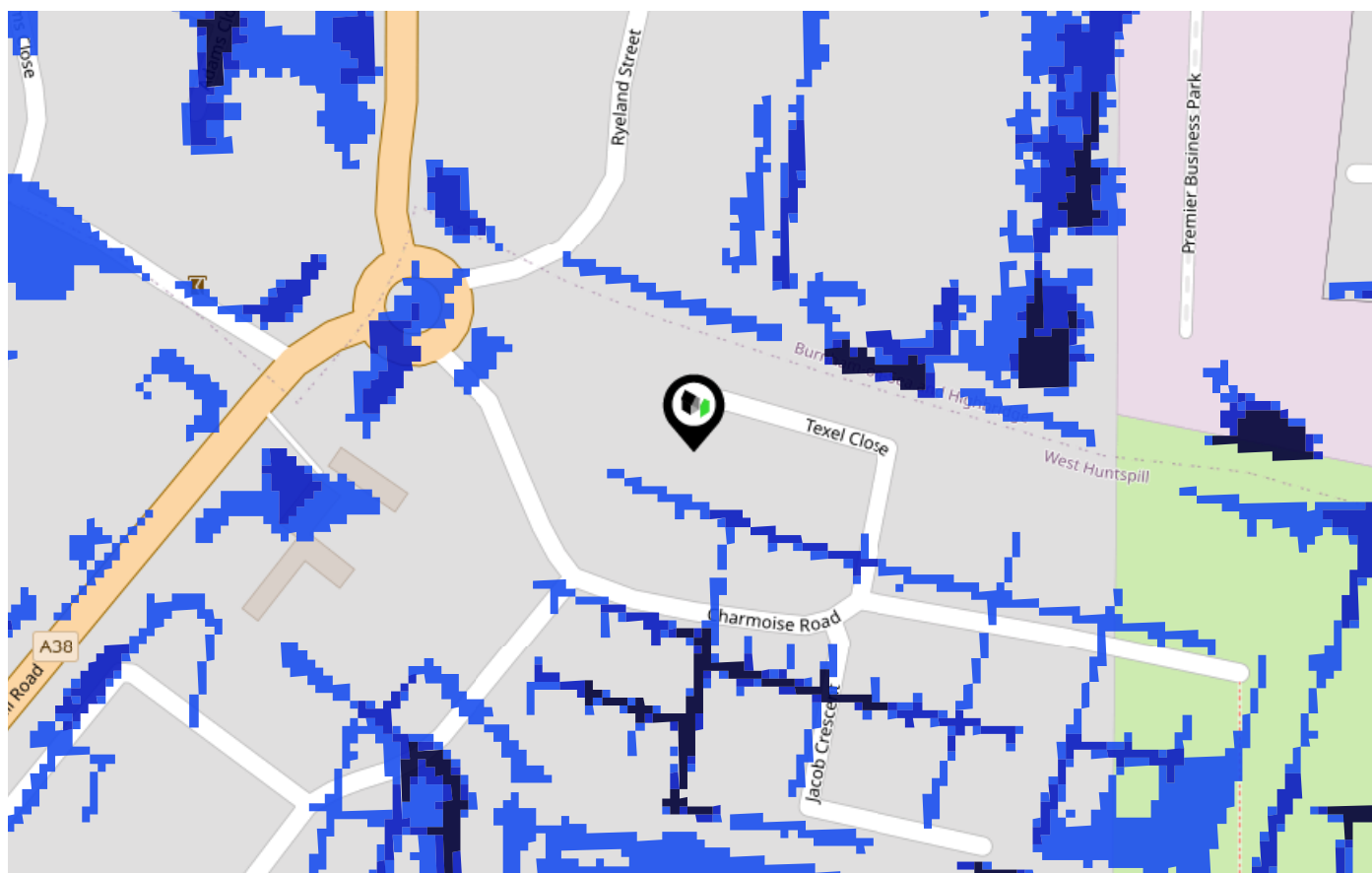


# Flood Risk

## 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.

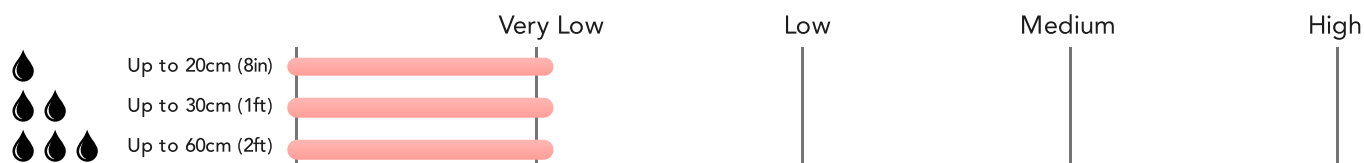


Risk Rating: Very low

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.

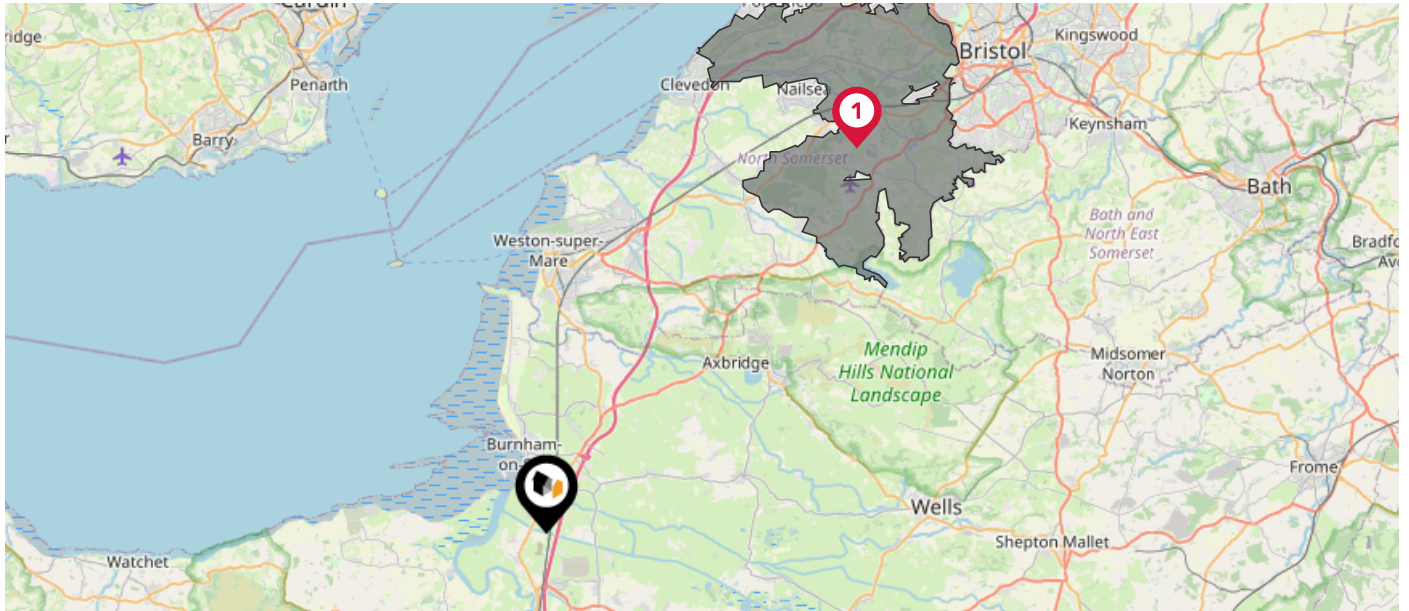
Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

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



## Nearby Green Belt Land



Bath and Bristol Green Belt - North Somerset

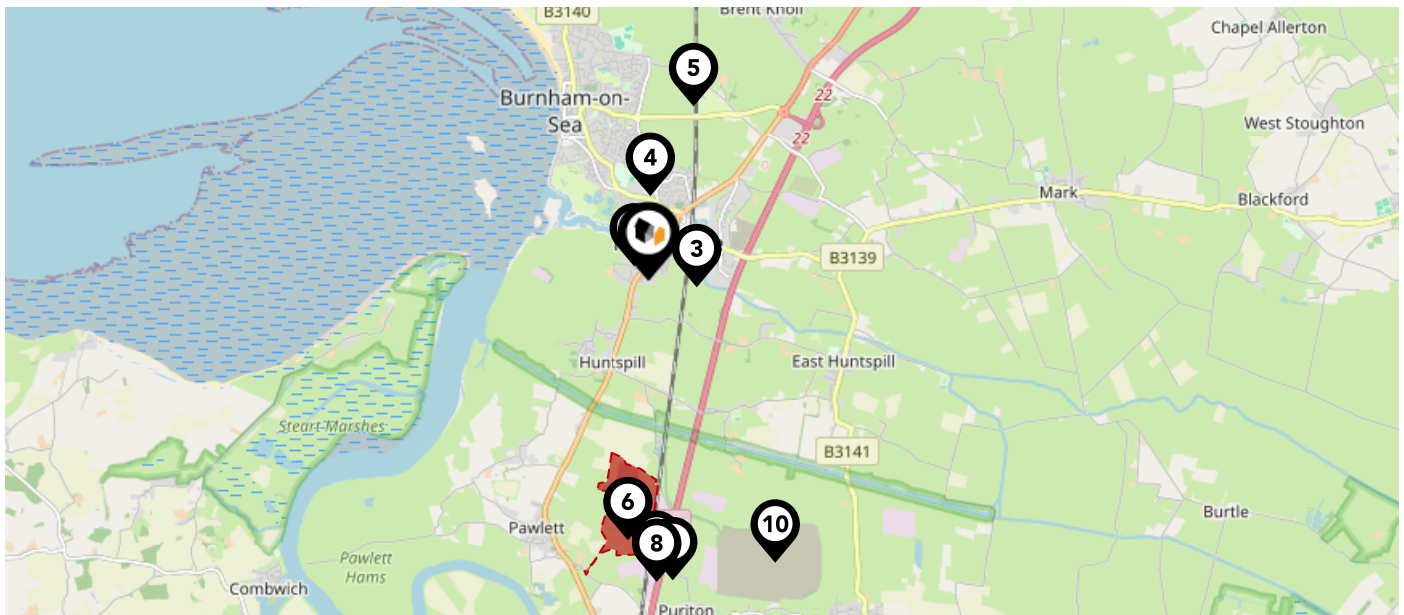


# Maps

## 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

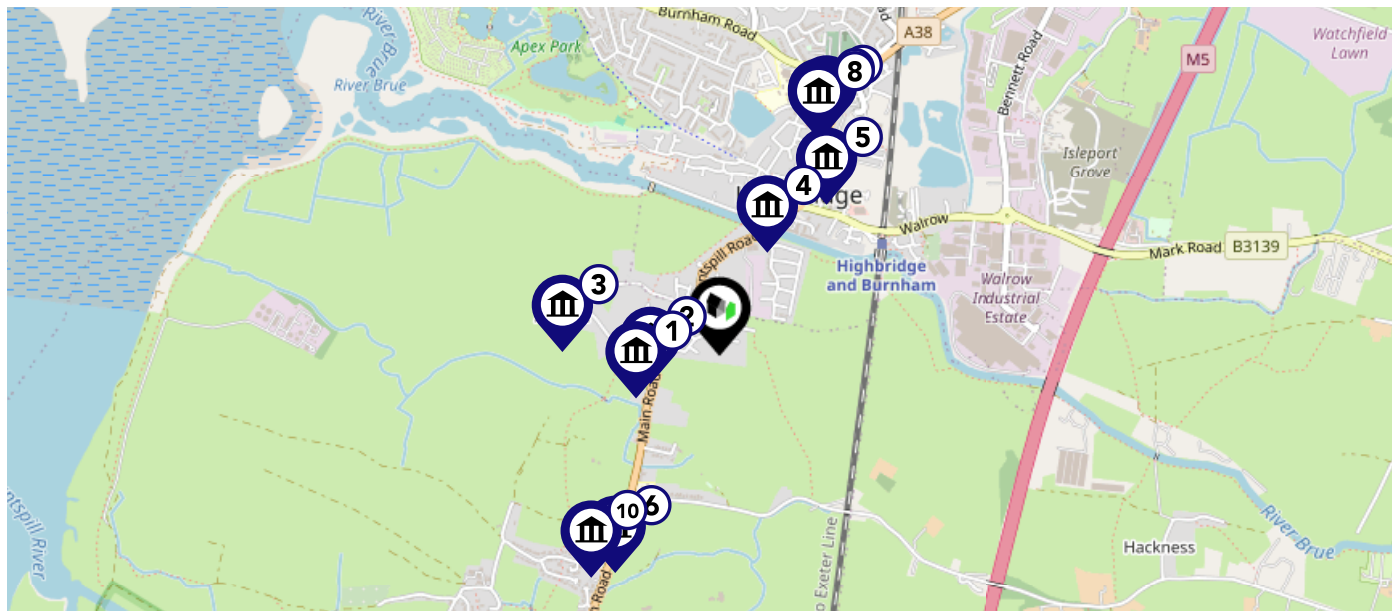
|    |                                                                            |                   |  |
|----|----------------------------------------------------------------------------|-------------------|--|
| 1  | Newtown-Highbridge                                                         | Historic Landfill |  |
| 2  | Old River Brue-Highbridge, Somerset                                        | Historic Landfill |  |
| 3  | Highbridge Railway Station-Highbridge                                      | Historic Landfill |  |
| 4  | Worston Lane-Burnham-on-Sea                                                | Historic Landfill |  |
| 5  | Edithmead Bridge Railway-Burnham, Stodden's Lane, Burnham On Sea, Somerset | Historic Landfill |  |
| 6  | No name provided by source                                                 | Active Landfill   |  |
| 7  | EA/EPR/GB3533DU/V002 - Old Brick Works                                     | Active Landfill   |  |
| 8  | Old Brickworks Landfill-Batch Road, Puriton Drove, Bridgwater, Somerset    | Historic Landfill |  |
| 9  | Domestic Waste Site-Puriton, Bridgwater, Somerset                          | Historic Landfill |  |
| 10 | Royal Ordnance Factory-Puriton, Bridgwater, Somerset                       | Historic Landfill |  |

# Maps

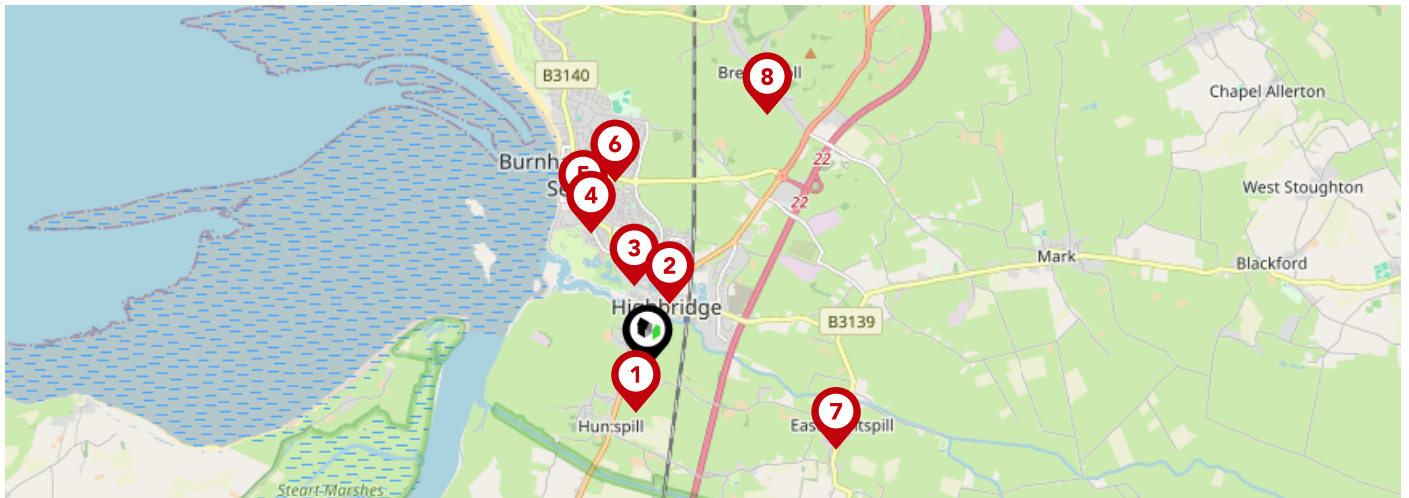
## Listed Buildings

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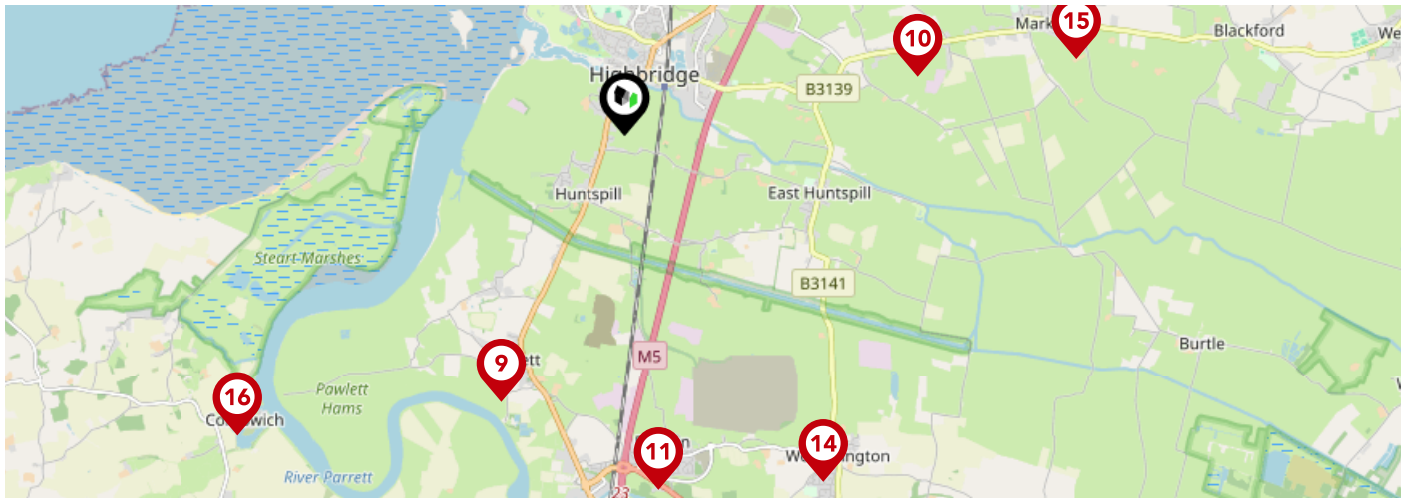
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                                       | Grade    | Distance  |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1344665 - 1, Alstone Lane                                | Grade II | 0.2 miles |
|  1060141 - Holcroft                                       | Grade II | 0.2 miles |
|  1296190 - Alstone Court Farmhouse And Outbuildings       | Grade II | 0.3 miles |
|  1251109 - Highbridge Hotel                               | Grade II | 0.3 miles |
|  1441003 - Somerset And Dorset Joint Railway War Memorial | Grade II | 0.4 miles |
|  1060140 - Milepost On Roadside At Ngr St 3122 4597       | Grade II | 0.5 miles |
|  1251105 - 82 Church Street                               | Grade II | 0.6 miles |
|  1251106 - Stable Adjacent To Number 82 Church Street     | Grade II | 0.6 miles |
|  1439184 - Highbridge War Memorial                        | Grade II | 0.6 miles |
|  1173585 - Greenwood Farmhouse                            | Grade II | 0.6 miles |



|          |                                                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>West Huntspill Primary Academy</b><br>Ofsted Rating: Good   Pupils: 101   Distance:0.43                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Churchfield Church School</b><br>Ofsted Rating: Good   Pupils: 445   Distance:0.63                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The King Alfred School an Academy</b><br>Ofsted Rating: Good   Pupils: 1336   Distance:0.77                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Joseph's Catholic Primary and Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 272   Distance:1.35           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Andrew's Church of England Voluntary Controlled Junior School</b><br>Ofsted Rating: Good   Pupils: 332   Distance:1.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Burnham-On-Sea Community Infant School</b><br>Ofsted Rating: Requires improvement   Pupils: 199   Distance:1.76           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>East Huntspill Primary Academy</b><br>Ofsted Rating: Good   Pupils: 77   Distance:1.92                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Brent Knoll Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 182   Distance:2.61                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



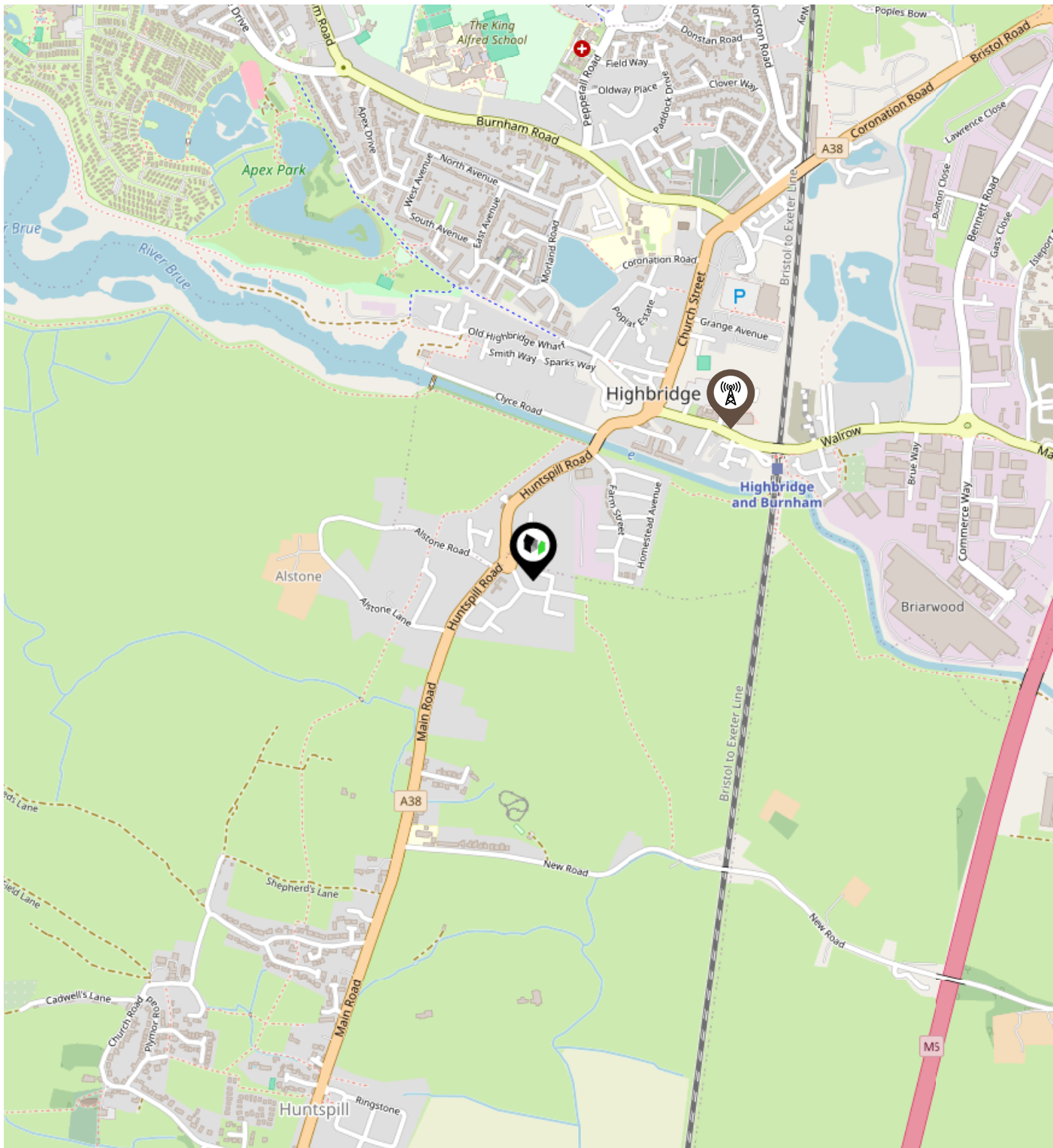
|           |                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Pawlett Primary School Academy</b><br>Ofsted Rating: Good   Pupils: 66   Distance:2.73            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Mark First and Pre-School CE Academy</b><br>Ofsted Rating: Good   Pupils: 162   Distance:2.78     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Puriton Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:3.3                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Berrow Primary Church Academy</b><br>Ofsted Rating: Not Rated   Pupils: 151   Distance:3.4        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>East Brent Church of England First School</b><br>Ofsted Rating: Good   Pupils: 75   Distance:3.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Woolavington Village Primary School</b><br>Ofsted Rating: Good   Pupils: 170   Distance:3.7       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Sedgemoor Manor School</b><br>Ofsted Rating: Good   Pupils: 71   Distance:4.25                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Otterhampton Primary School</b><br>Ofsted Rating: Good   Pupils: 75   Distance:4.55               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons

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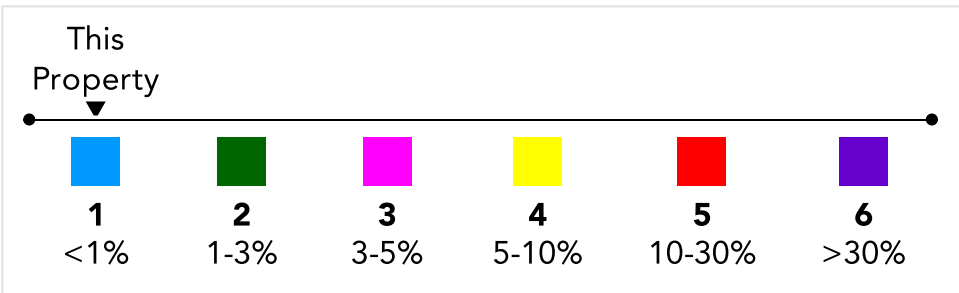
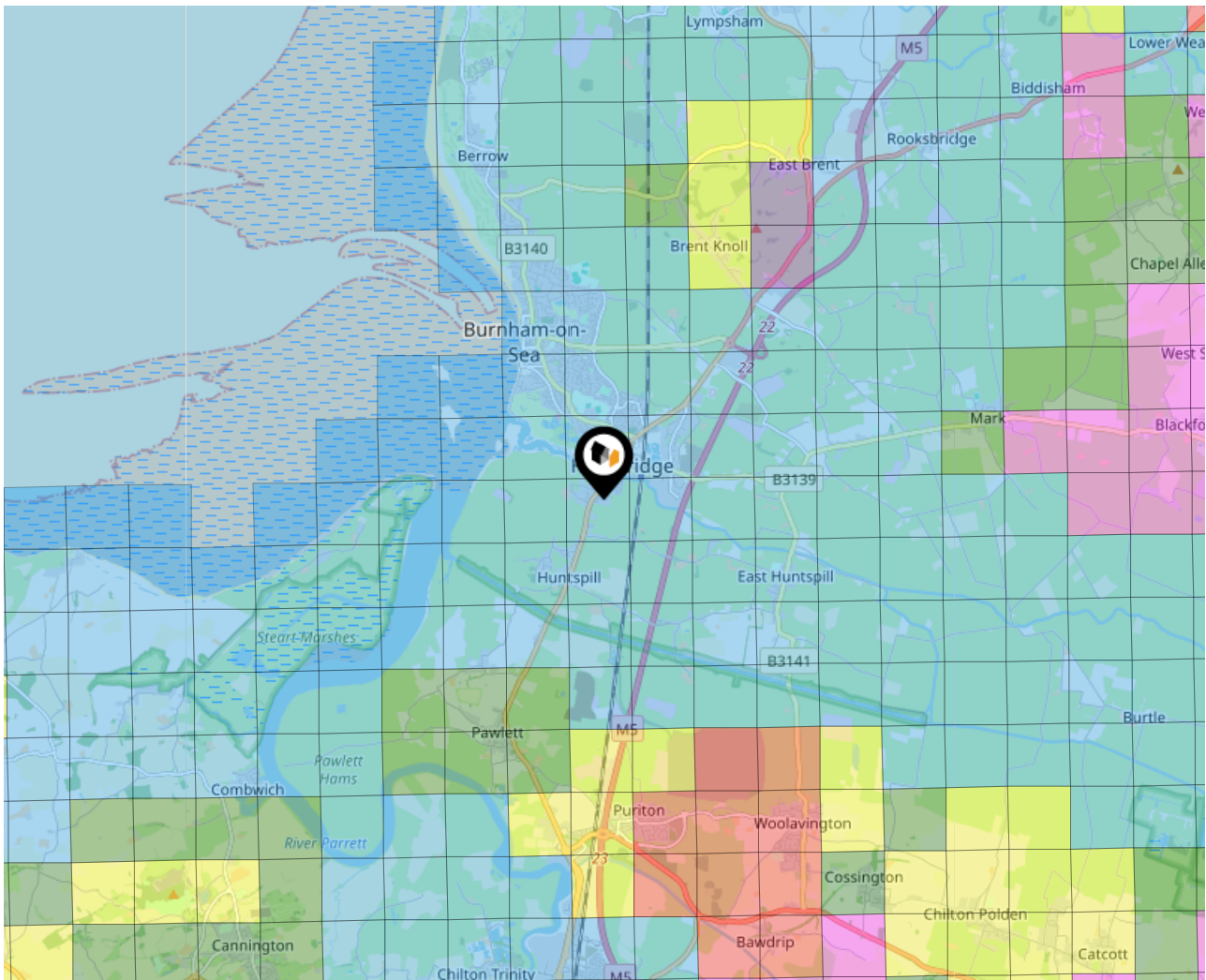


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

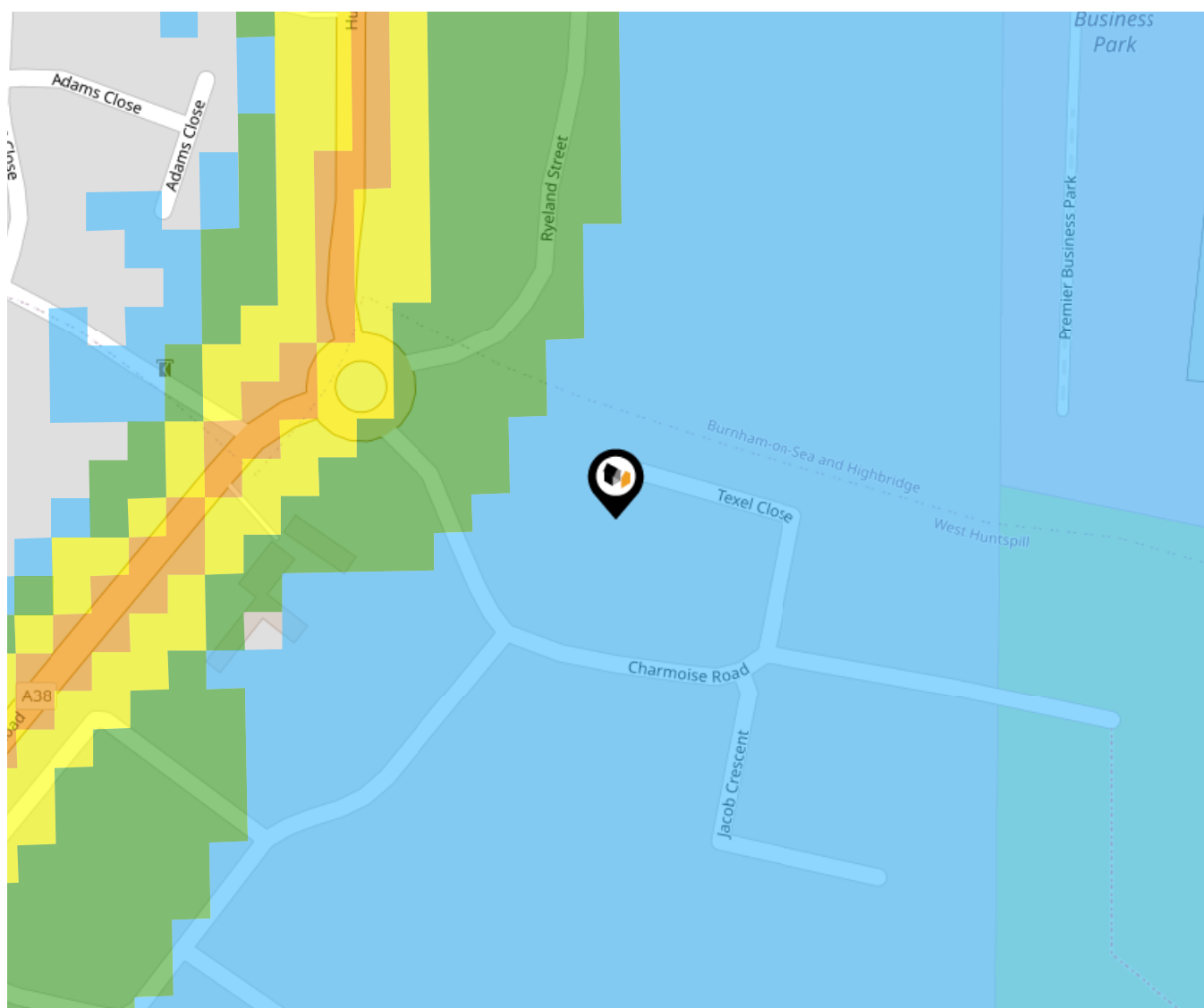
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area Road Noise

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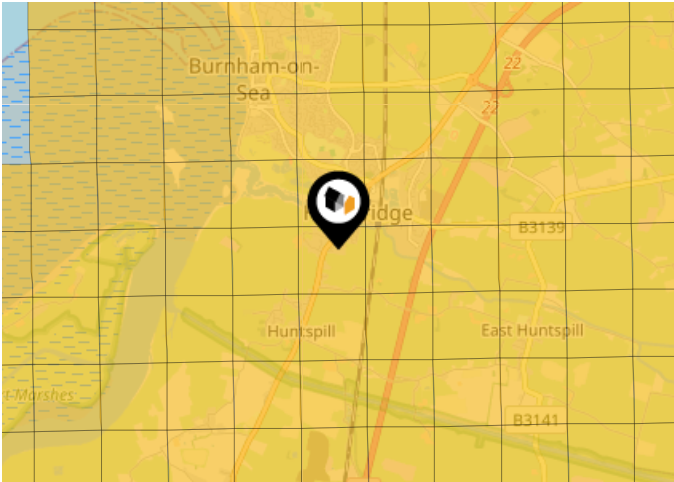
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

|                               |                          |                      |              |
|-------------------------------|--------------------------|----------------------|--------------|
| <b>Carbon Content:</b>        | NONE                     | <b>Soil Texture:</b> | CLAY TO SILT |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | HEAVY                    |                      |              |

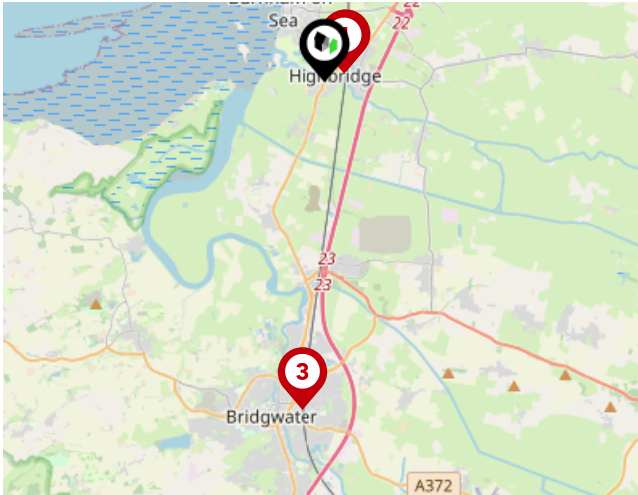


### Primary Classifications (Most Common Clay Types)

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

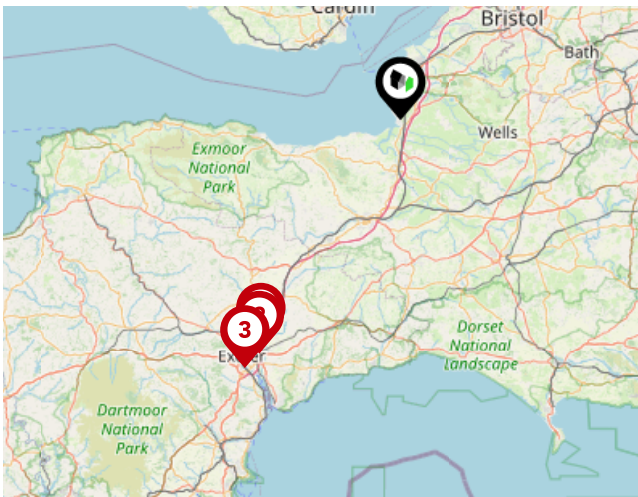
# Area Transport (National)

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AND  
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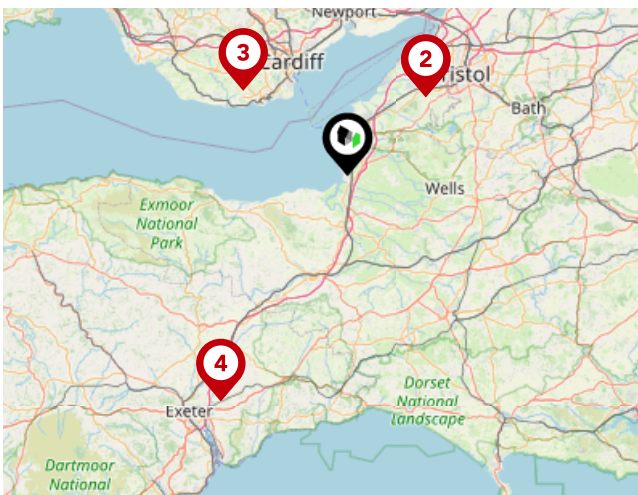
## National Rail Stations

| Pin | Name                                     | Distance   |
|-----|------------------------------------------|------------|
| 1   | Highbridge & Burnham-on-Sea Rail Station | 0.4 miles  |
| 2   | Highbridge & Burnham-on-Sea Rail Station | 0.41 miles |
| 3   | Bridgwater Rail Station                  | 6.11 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J29 | 39.67 miles |
| 2   | M5 J30 | 40.7 miles  |
| 3   | M5 J31 | 43.76 miles |

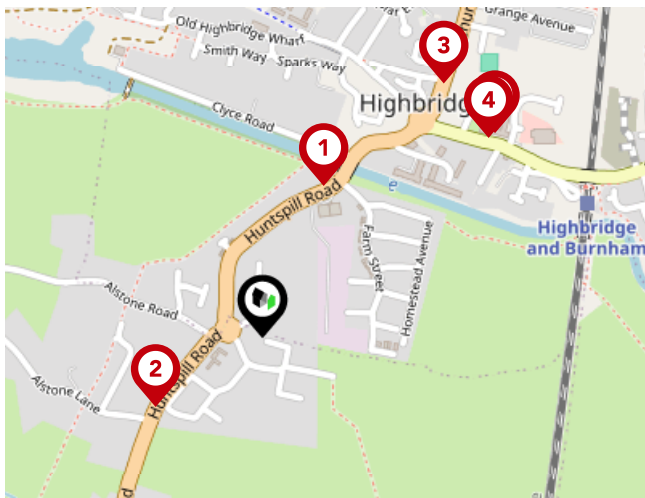


## Airports/Helipads

| Pin | Name            | Distance    |
|-----|-----------------|-------------|
| 1   | Felton          | 16.6 miles  |
| 2   | Bristol Airport | 16.6 miles  |
| 3   | Cardiff Airport | 19.98 miles |
| 4   | Exeter Airport  | 38.54 miles |

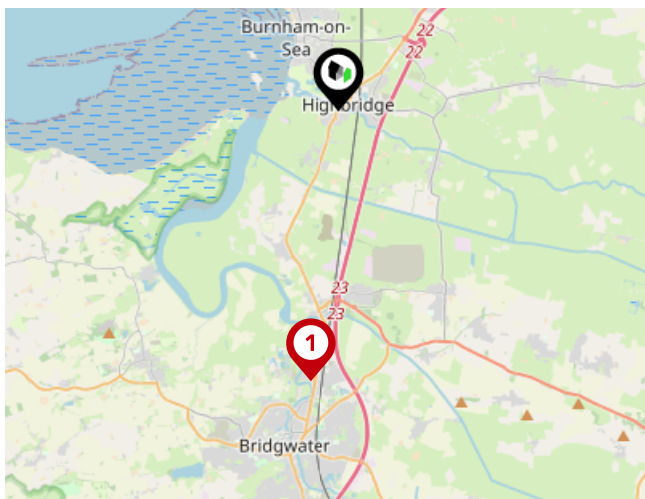
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Garage              | 0.19 miles |
| 2   | Royal Artillery Inn | 0.15 miles |
| 3   | The George Hotel    | 0.36 miles |
| 4   | Community Hall      | 0.35 miles |
| 5   | Community Hall      | 0.36 miles |



### Ferry Terminals

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Bridgwater Ferry Terminal | 5.07 miles |

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### Cooper and Tanner

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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

