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MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th December 2024



WOODWARD AVENUE, BACTON, STOWMARKET, IP14

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

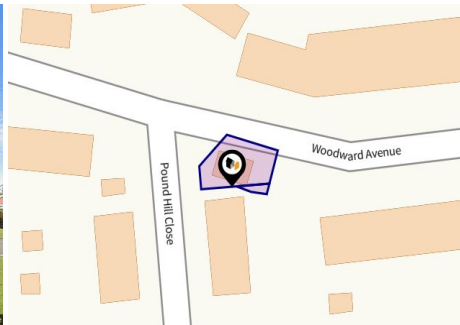
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK366369		

Local Area

Local Authority:	Mid suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	17 mb/s	80 mb/s	- mb/s
● Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Woodward Avenue Bacton Stowmarket Suffolk IP14 4LS**

Reference - DC/17/02779	
Decision:	Granted
Date:	10th July 2017
Description:	Householder planning application - Remove existing window and construct timber studwork with new opening for smaller window. White UPVC window with obscure glass fitted. External cladding fitted - cement weatherboard (James Hardie Plank)

Planning records for: **11 Woodward Avenue Bacton Stowmarket Suffolk IP14 4LS**

Reference - DC/17/04356	
Decision:	Granted
Date:	25th August 2017
Description:	Householder Planning Application. Erection of single storey side extension and replacement of existing flat roof with a gabled roof.

Planning records for: **18 Woodward Avenue Bacton IP14 4LS**

Reference - 3767/15	
Decision:	Granted
Date:	21st October 2015
Description:	Erection of single storey rear extension

Reference - DC/18/01738	
Decision:	Granted
Date:	23rd April 2018
Description:	Householder Planning Application- Erection of single storey rear conservatory extension.

Property EPC - Certificate

Bacton, STOWMARKET, IP14

Energy rating

C

Valid until 09.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

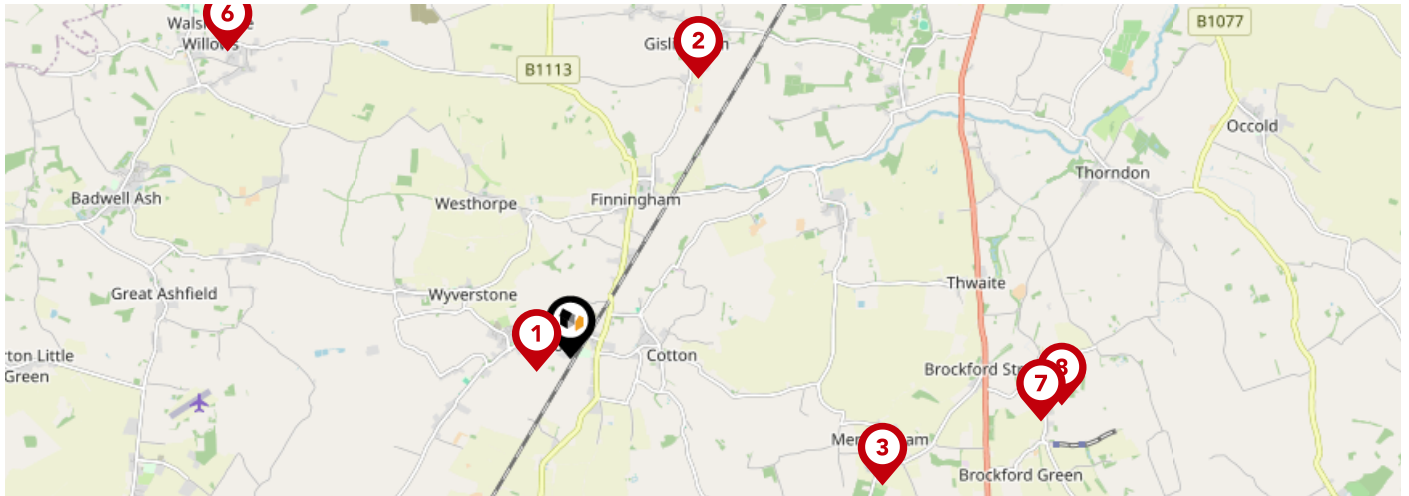
Property

EPC - Additional Data

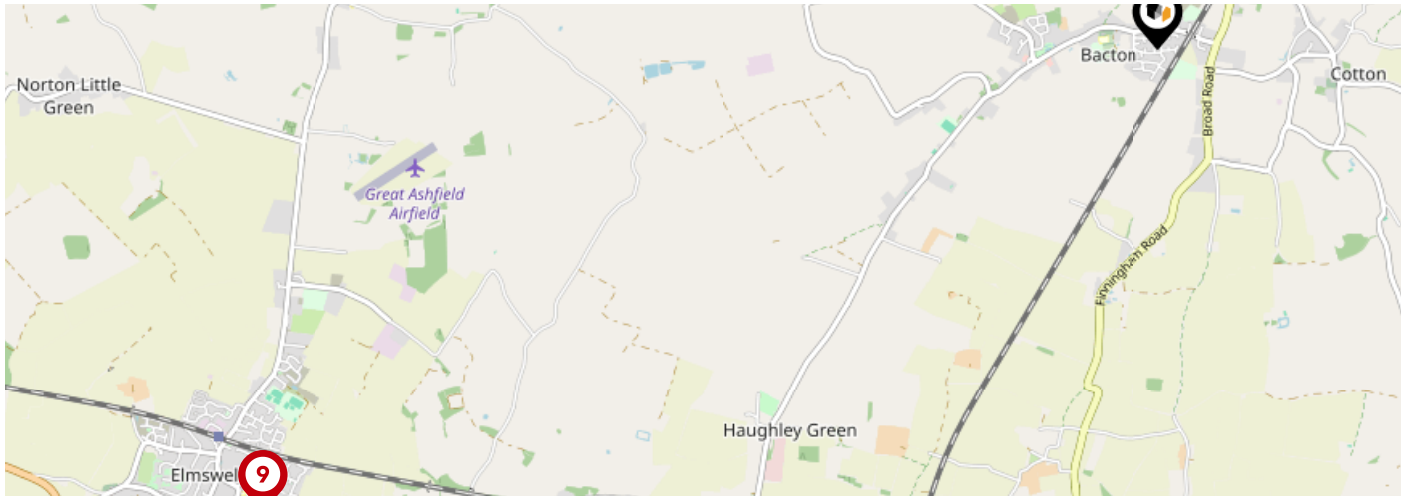
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	95 m ²

Area Schools



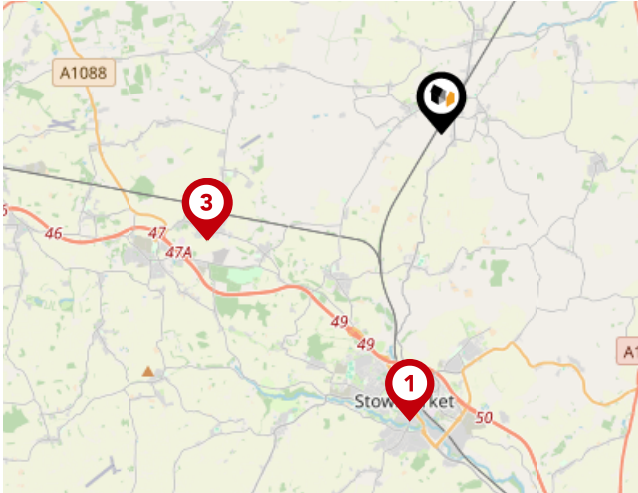
		Nursery	Primary	Secondary	College	Private
1	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:4.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:5.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

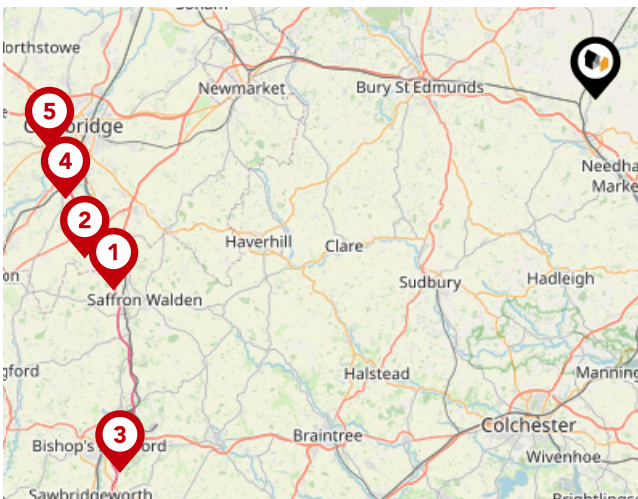
Area

Transport (National)



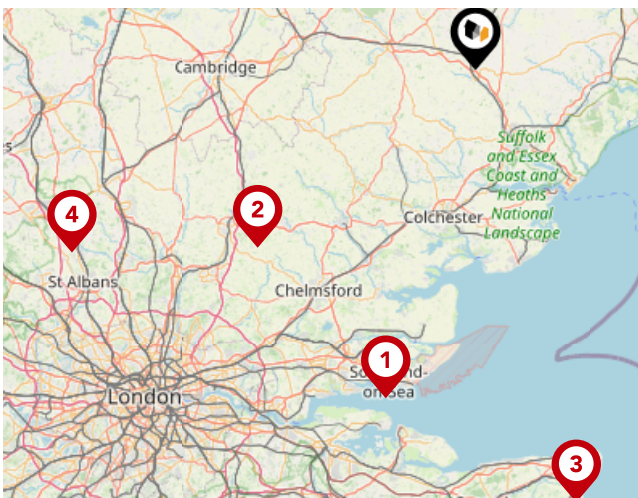
National Rail Stations

Pin	Name	Distance
1	Entrance2	5.25 miles
2	Entrance	4.65 miles
3	Elmswell Rail Station	4.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.76 miles
2	M11 J10	38.88 miles
3	M11 J8	44.1 miles
4	M11 J11	39.25 miles
5	M11 J13	39.8 miles

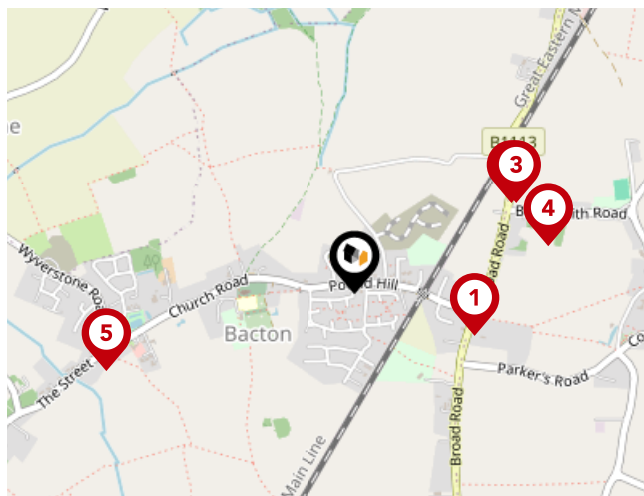


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	49.96 miles
2	Stansted Airport	41.18 miles
3	Manston	65.24 miles
4	Luton Airport	64.81 miles

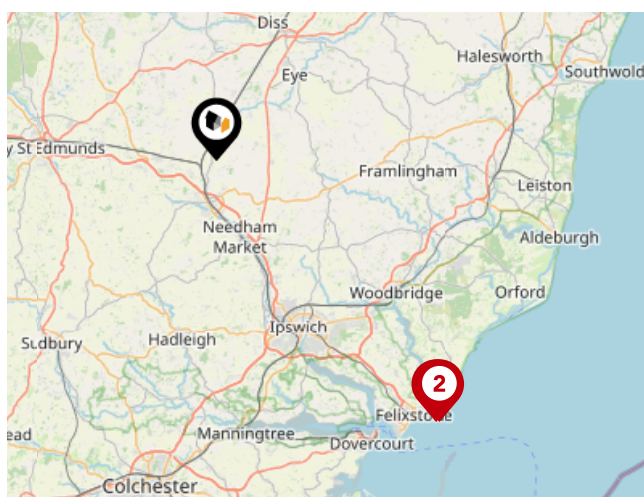
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cotton Methodist Church	0.29 miles
2	Old Taverns	0.41 miles
3	Old Taverns	0.42 miles
4	Mechanical Music Museum	0.45 miles
5	Village Stores	0.59 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	24.95 miles
2	Bawdsey Ferry Landing	25 miles

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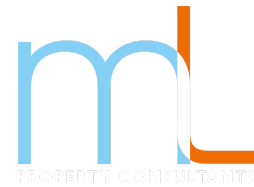


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