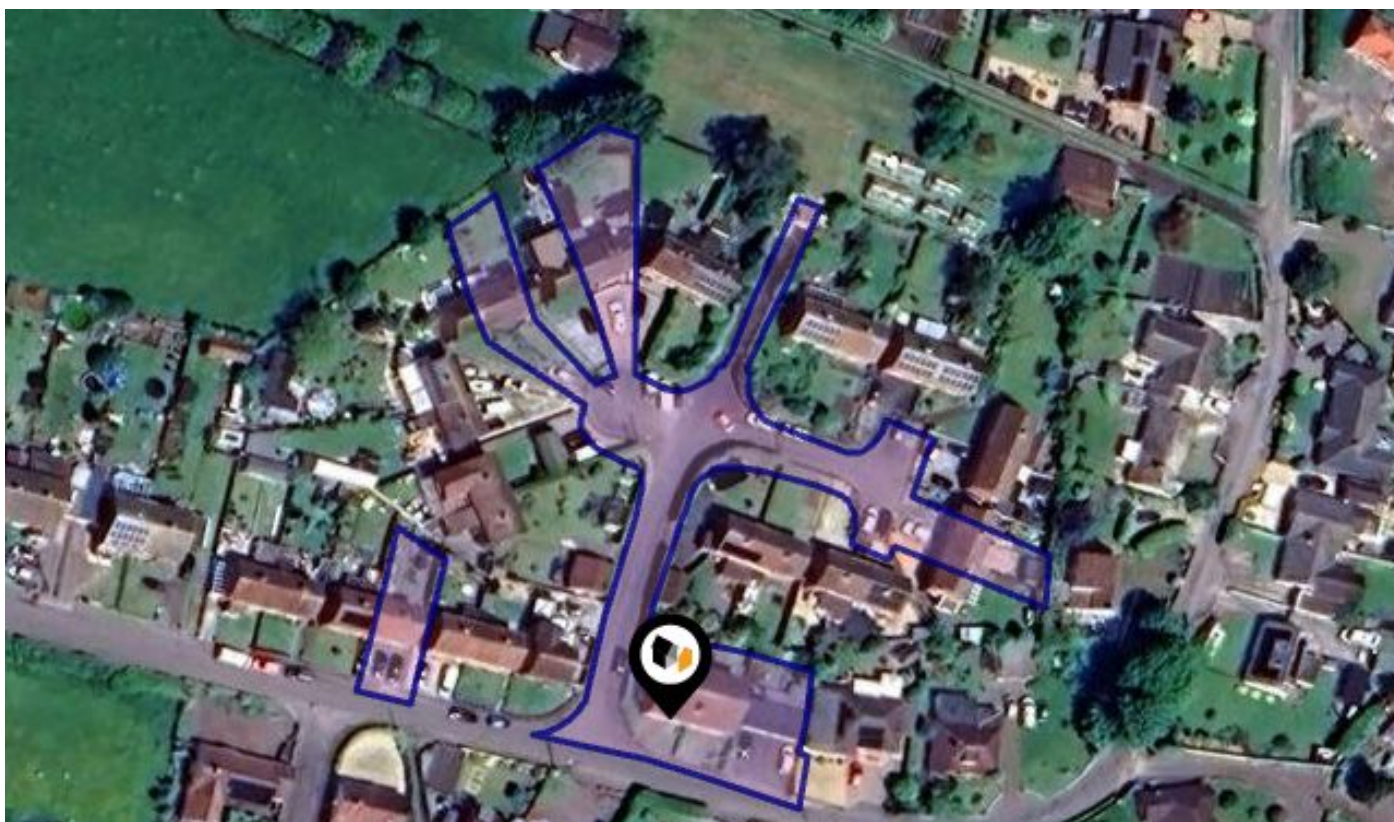




MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Thursday 22nd January 2026 @ 4:31pm



**MONMOUTH ROAD, WESTONZOYLAND, BRIDGWATER,
TA7**

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	559 ft ² / 52 m ²
Plot Area:	0.79 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,626
Title Number:	ST180692

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	60 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **34A Monmouth Road, Westonzoyland, Bridgwater, TA7 0HF**

Reference - 53/11/00031	
Decision:	Granted Permission
Date:	22nd November 2011
Description:	Erection of rear conservatory

Reference - 53/11/00034	
Decision:	Granted Permission
Date:	04th January 2012
Description:	Erection of side attached garage

Planning records for: **Land to the west of, 34 Monmouth Road, Westonzoyland, Bridgwater, TA7 0HF**

Reference - 53/11/00020	
Decision:	Granted Permission
Date:	24th June 2011
Description:	Variation of conditions 7 - 10 and removal of condition 11 regarding proposed new access from Planning Permission 53/09/010031. It is proposed to retain the existing access.

Reference - 53/09/00031	
Decision:	Granted Permission
Date:	21st January 2010
Description:	Erection of dwelling, formation of access and parking

Planning records for: *Land to the west of, 34 Monmouth Road, Westonzoyland, Bridgwater, TA7 0HF*

Reference - 53/11/00017	
Decision:	Withdrawn (after registration)
Date:	16th May 2011
Description:	Removal of conditions 6, 7, 8, 9, 10 and 11 regarding proposed new access, from Planning Permission 53/09/00031, it is proposed to retain the existing access

Planning records for: *Corner Cottage, 40 Monmouth Road, Weston Zoyland, Bridgwater, Somerset, TA7 0HF*

Reference - 53/91/00014	
Decision:	Granted Permission
Date:	05th July 1991
Description:	Erection of double garage

Planning records for: *43a Monmouth Road, Westonzoyland, Bridgwater, TA7 0HF*

Reference - 53/10/00016	
Decision:	Granted Permission
Date:	11th August 2010
Description:	Retention of enclosure of balcony to rear of property

Planning records for: *43B Monmouth Road, Westonzoyland, Bridgwater, TA7 0HF*

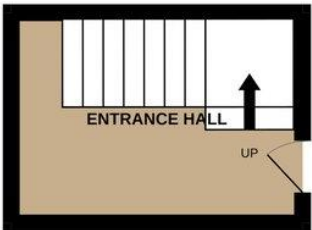
Reference - 53/17/00027	
Decision:	Granted Permission
Date:	21st November 2017
Description:	Erection of an annexe to the West elevation.

Planning records for: *43B Monmouth Road, Westonzoyland, Bridgwater, TA7 0HF*

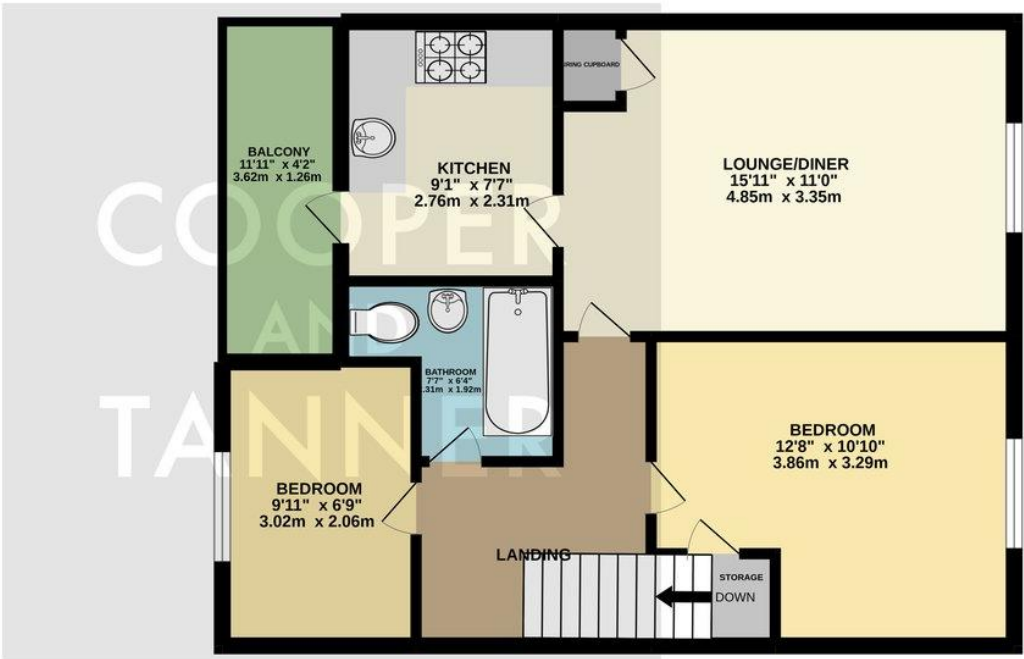
Reference - 53/17/00027	
Decision:	-
Date:	21st November 2017
Description:	Erection of an annexe to the West elevation.

MONMOUTH ROAD, WESTONZOYLAND, BRIDGWATER, TA7

ENTRANCE FLOOR
75 sq.ft. (6.9 sq.m.) approx.

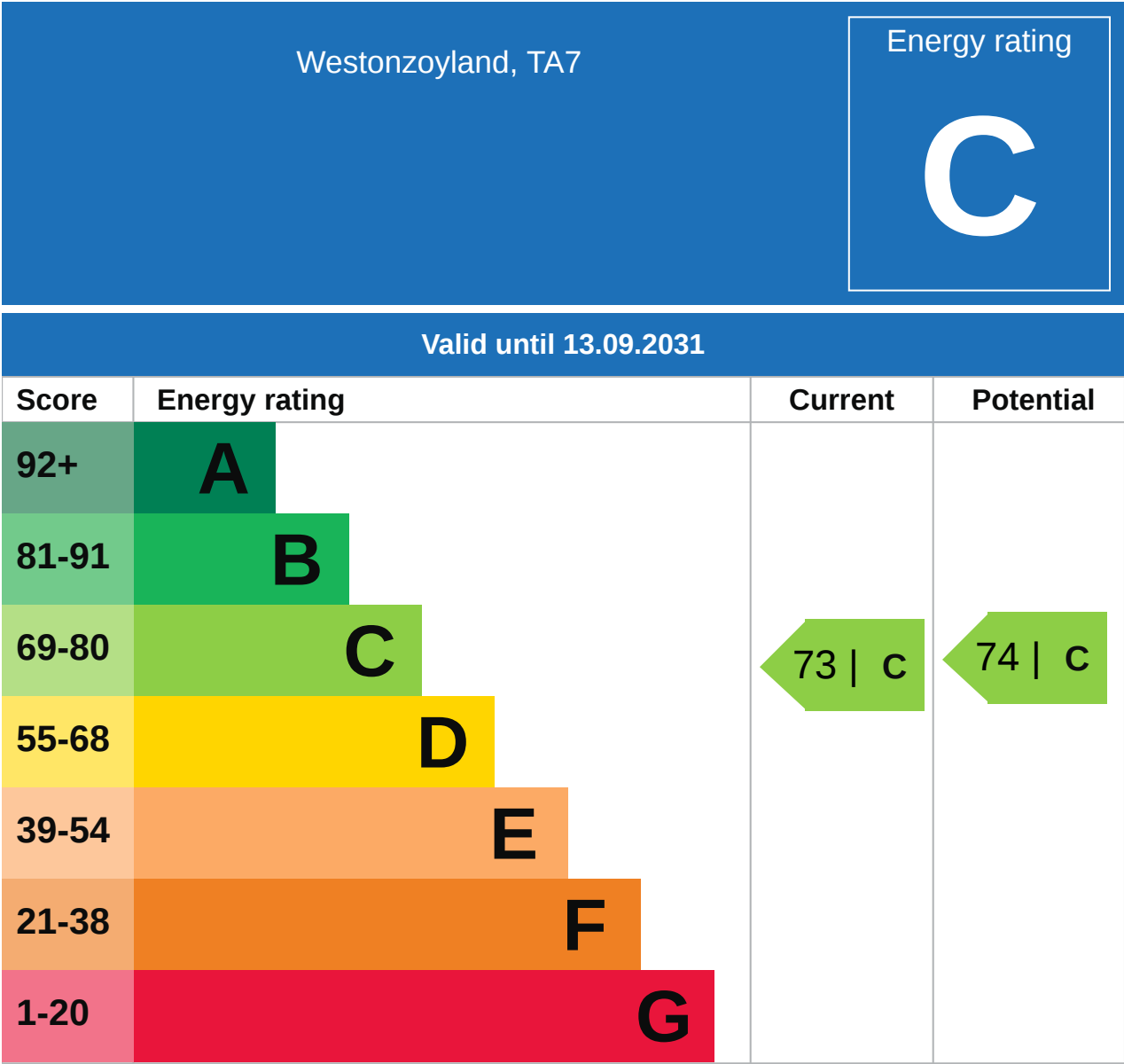


GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	52 m ²

Property Lease Information

N/A

Listed Building Information

N/A

Stamp Duty

N/A

Other

Other

Electricity Supply

Mains

Gas Supply

No gas

Central Heating

Oil central heating

Water Supply

Mains

Drainage

Mains

Cooper and Tanner Testimonials

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Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

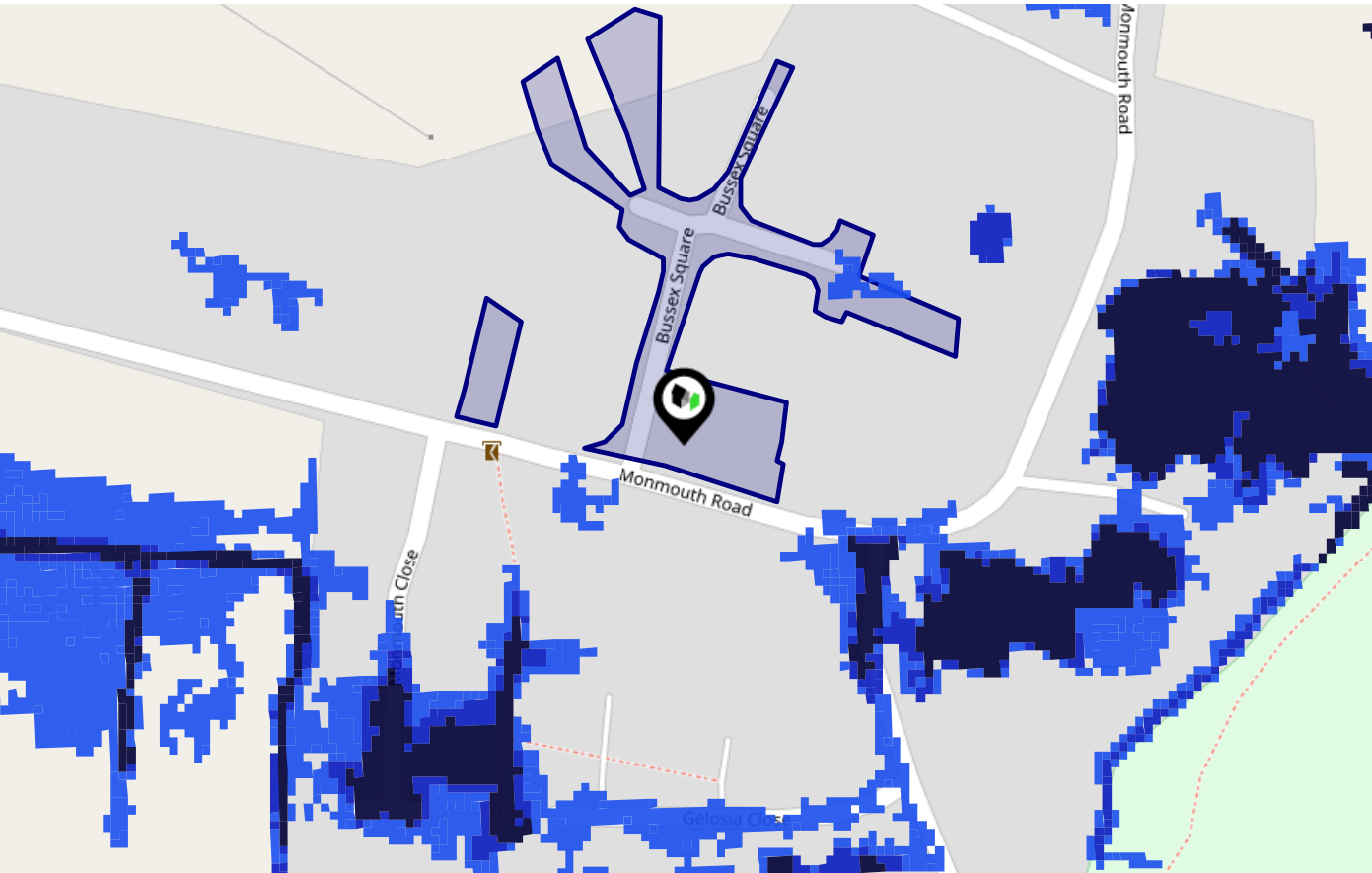
Important - Please read

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.

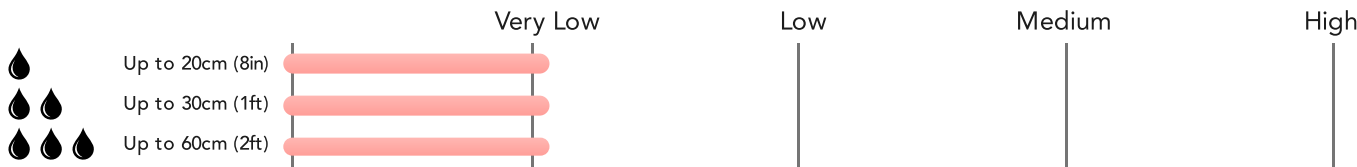


Risk Rating: Very low

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.

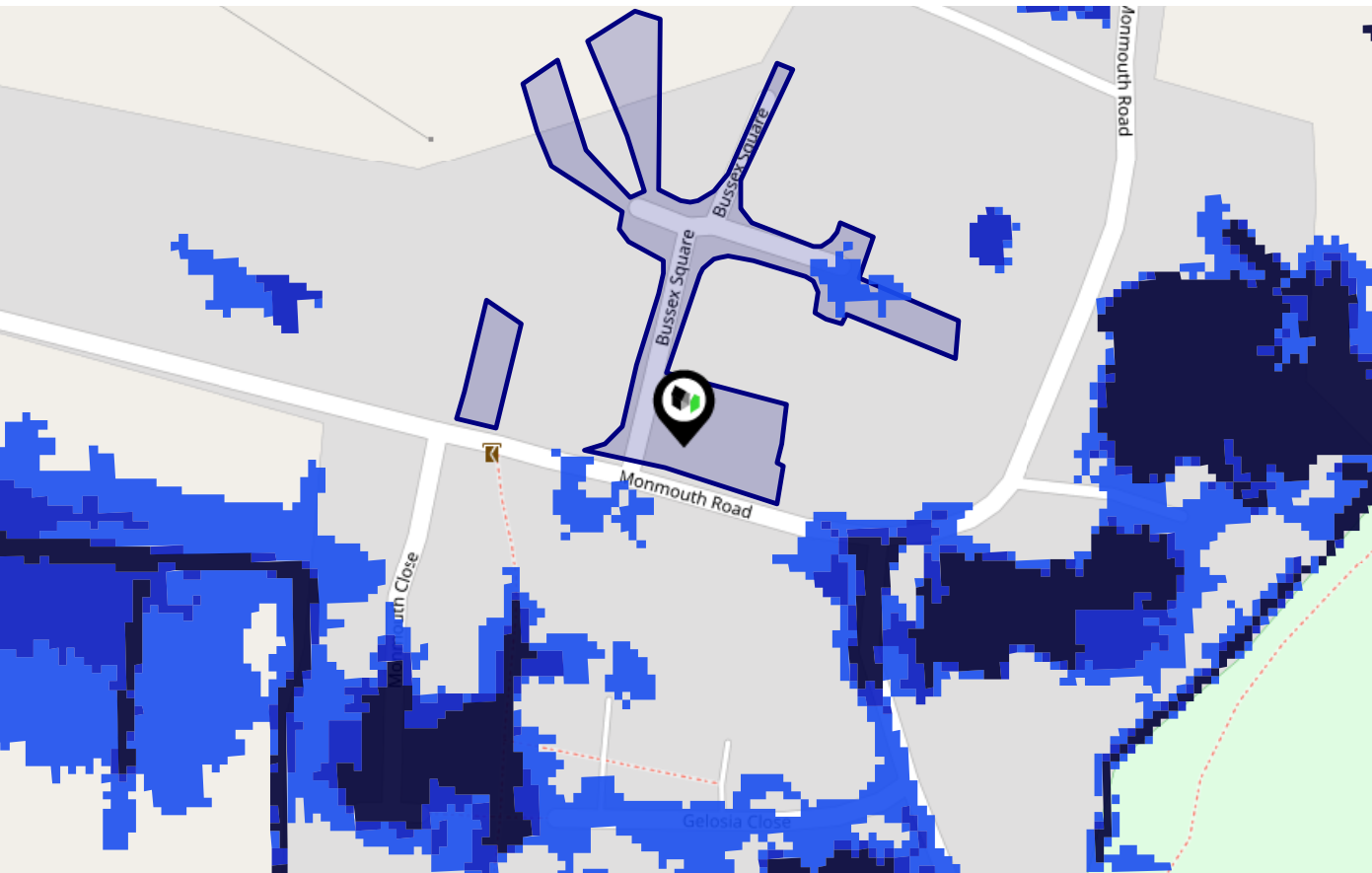
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

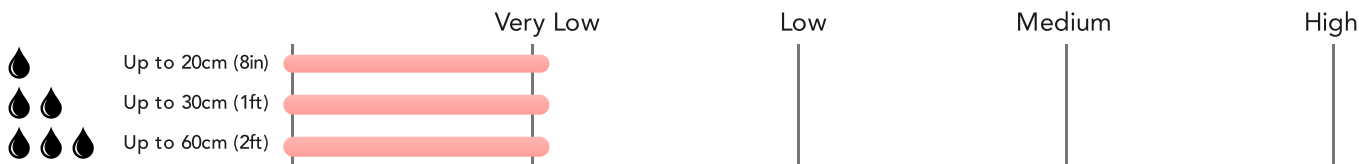


Risk Rating: Very low

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.

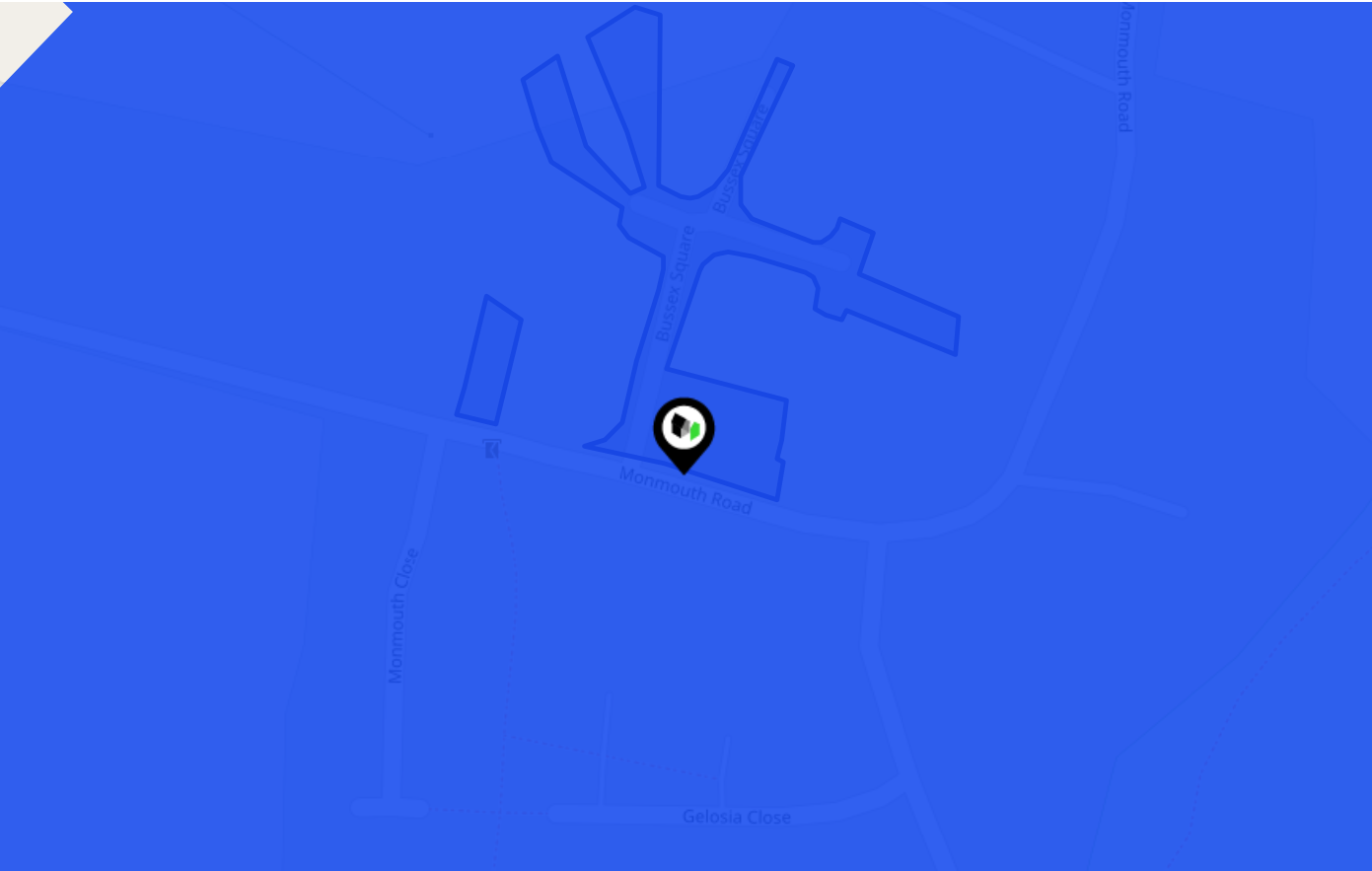
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

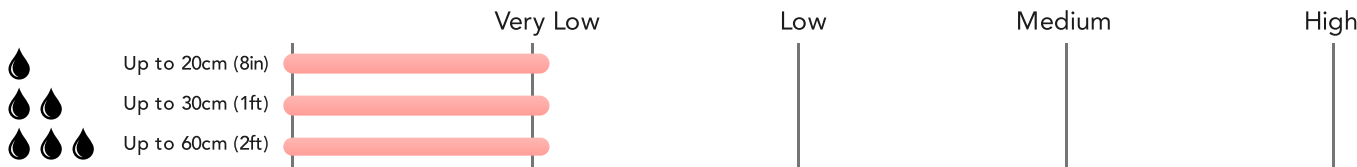


Risk Rating: Low

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

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.

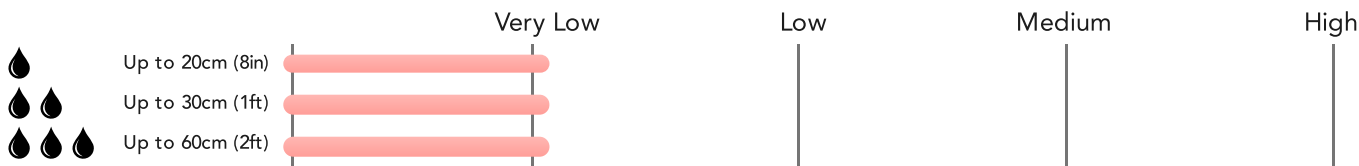


Risk Rating: Very low

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:

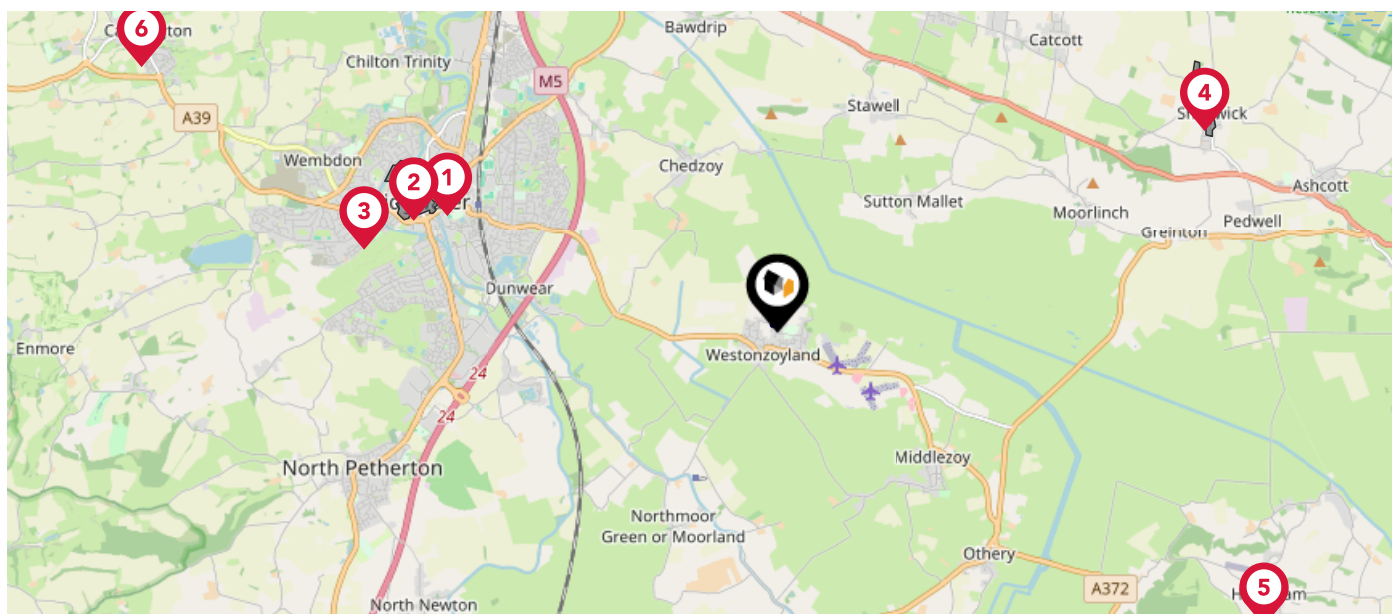


Maps

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



Bridgwater St John's



Bridgwater Central Area and Dock



Bridgwater Northfield



Shapwick



High Ham



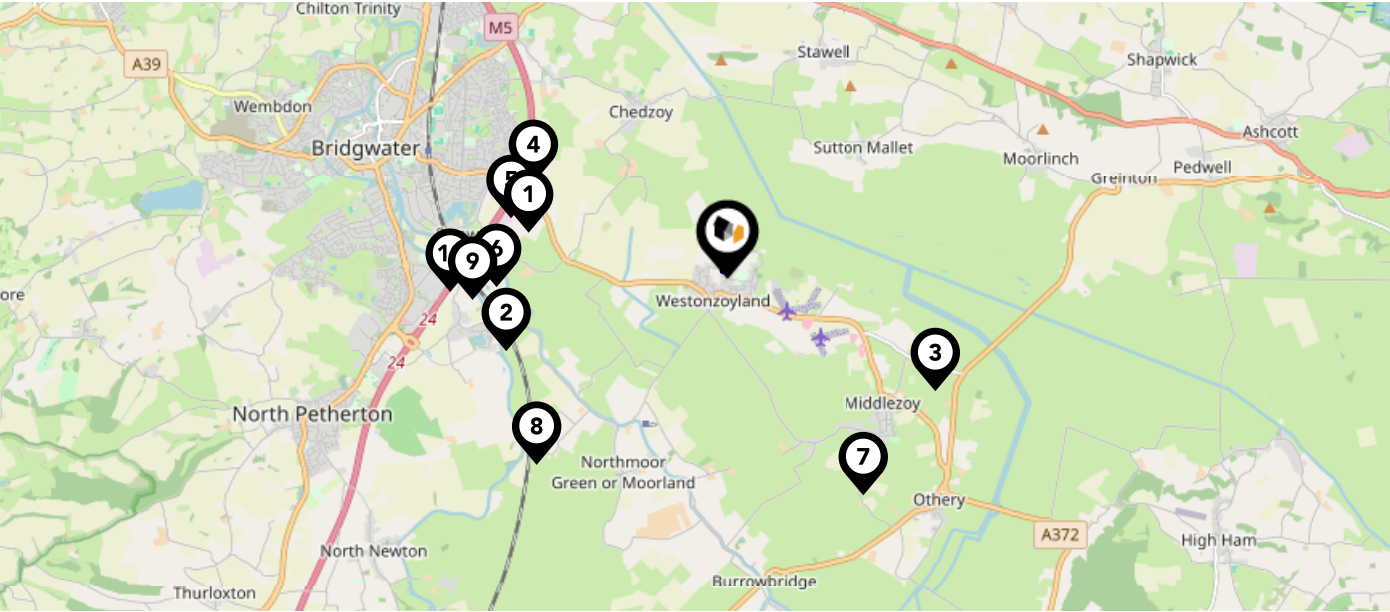
Cannington

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	Pond at Westonzoyland Road-Bridgewater	Historic Landfill
2	Huntworth Lane-North Petherton, Bridgewater, Somerset	Historic Landfill
3	Middlezoy Refuse Tip-Bridgewater, Somerset	Historic Landfill
4	East Bower-Bridgewater	Historic Landfill
5	Site Near M5 Westonzoyland Road-Bridgewater, Somerset	Historic Landfill
6	Dunwear Landfill Site-Dunwear Depot, Bridgewater, Dunwear, Somerset	Historic Landfill
7	Cudleigh Pit-Holloway Road, Middlezoy, Bridgewater, Somerset	Historic Landfill
8	Reeds Farm-Forgate, North Petherton	Historic Landfill
9	Screech Owl Nature Reserve-Huntworth, Bridgewater, Somerset	Historic Landfill
10	Somerset Bridge Refuse Tip-Bridgewater, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



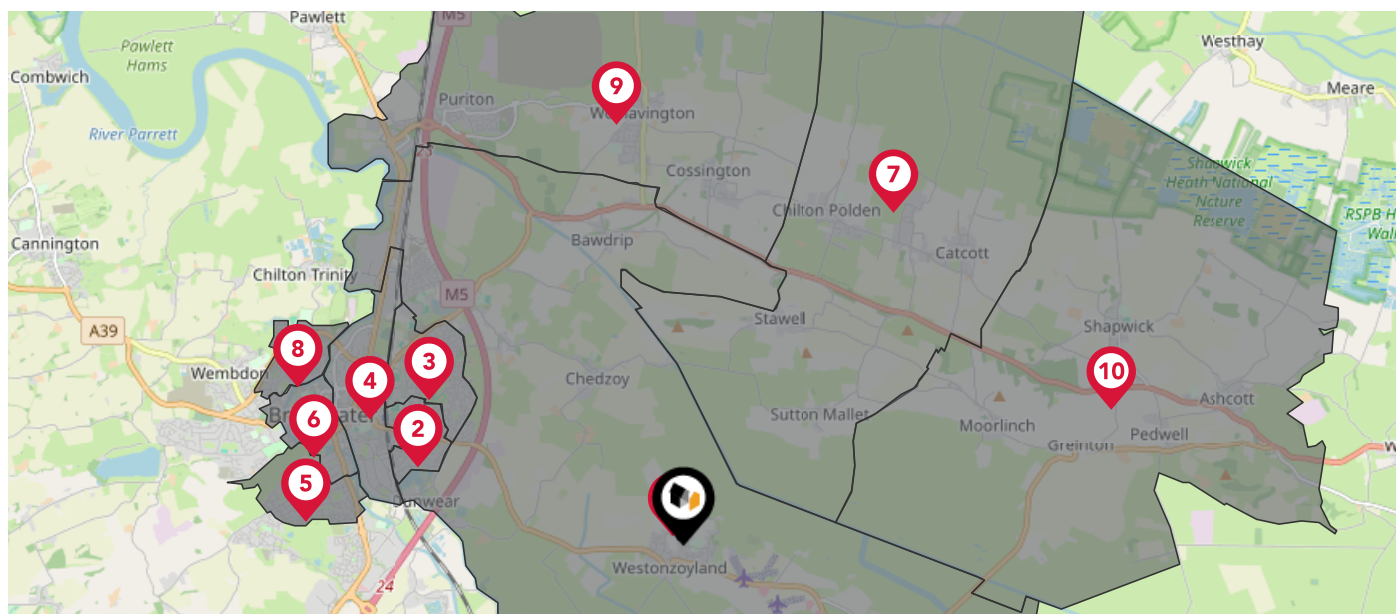
Mine Entry

- ✕ 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.

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



King's Isle Ward



Bridgwater Dunwear Ward



Bridgwater Fairfax Ward



Bridgwater Eastover Ward



Bridgwater Hamp Ward



Bridgwater Westover Ward



West Polden Ward



Bridgwater Victoria Ward



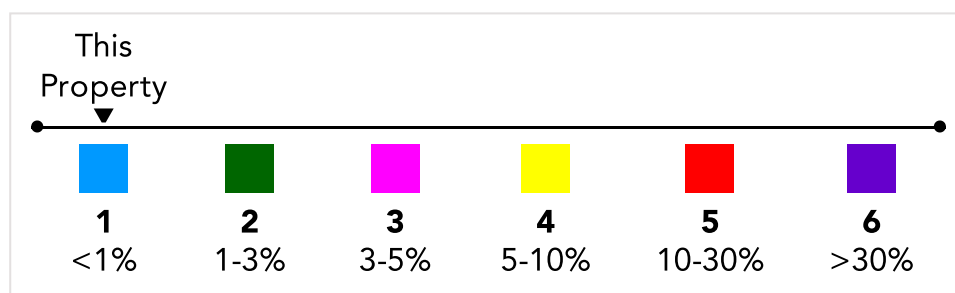
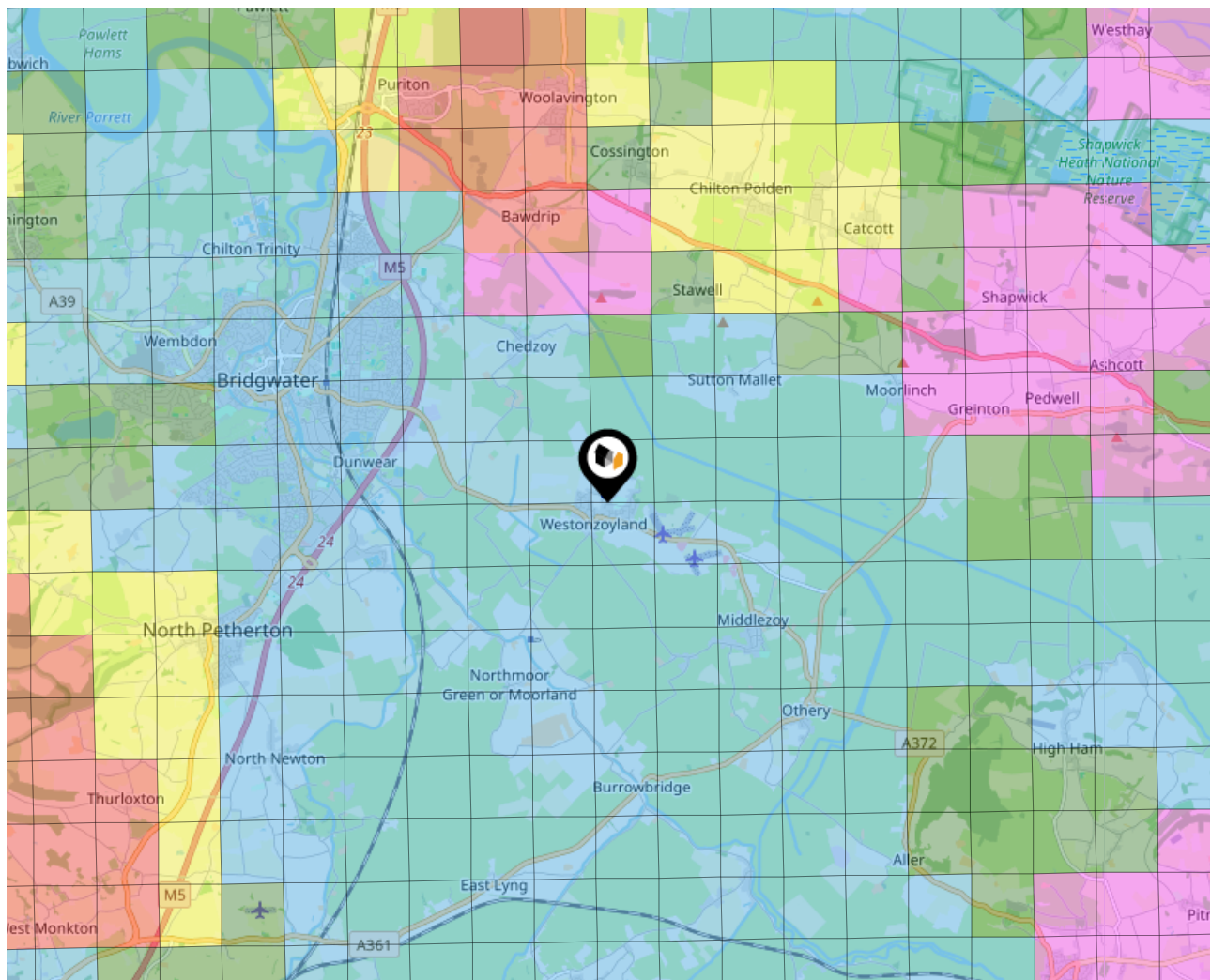
Puriton and Woolavington Ward



East Polden Ward

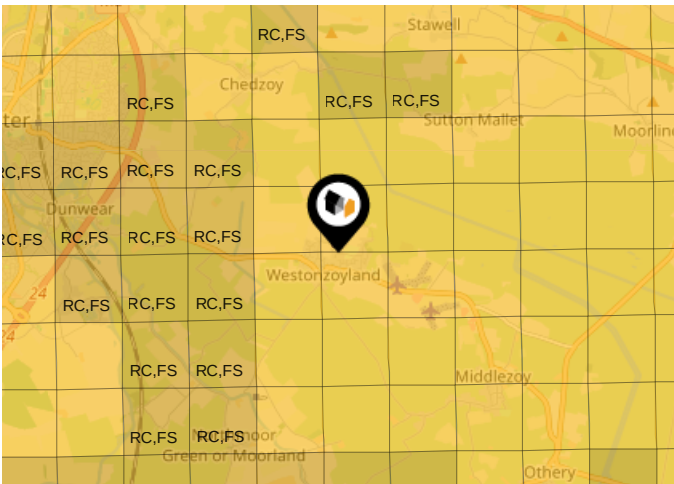
What is Radon?

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).



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

Carbon Content:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		

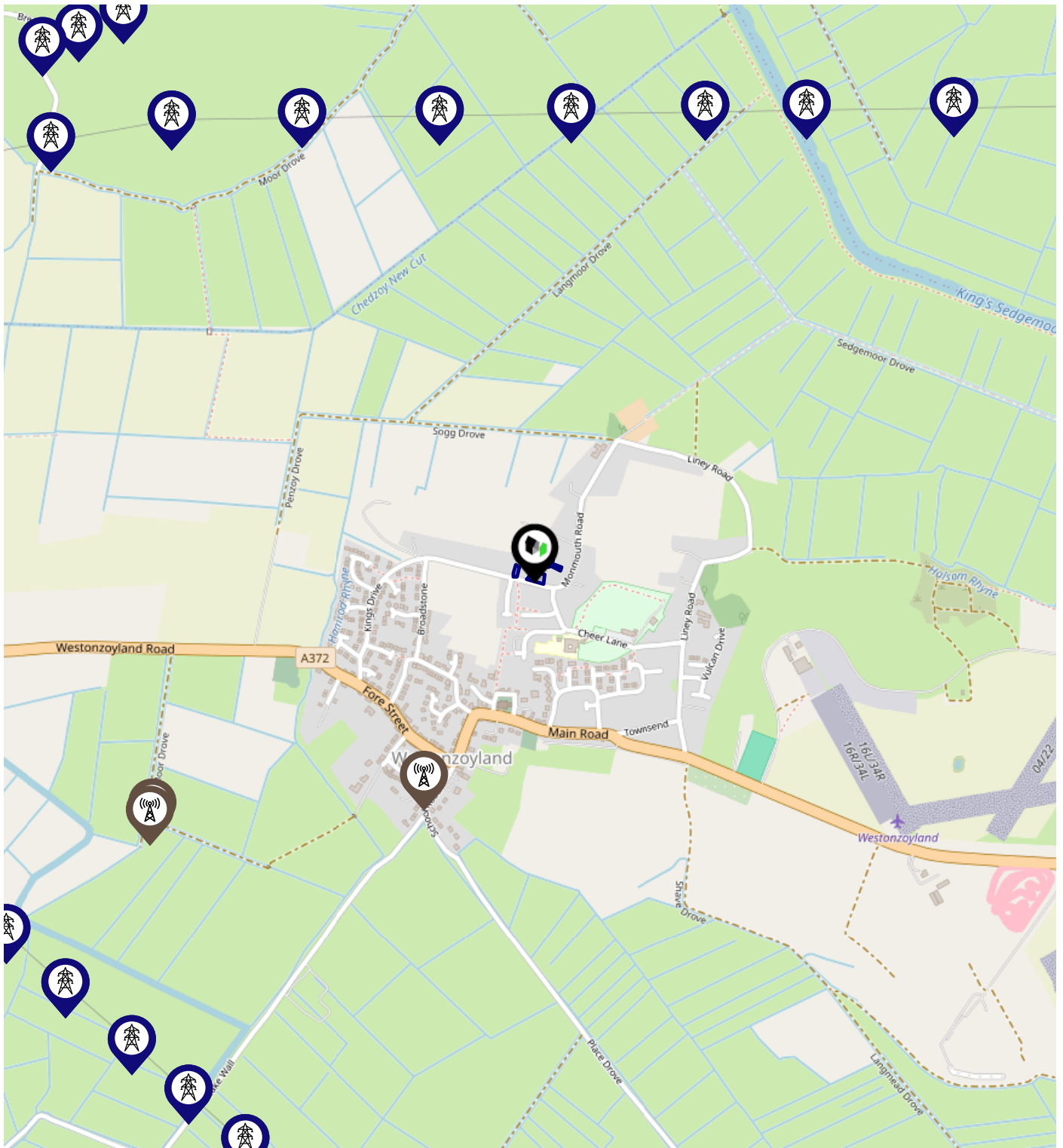


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

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Key:

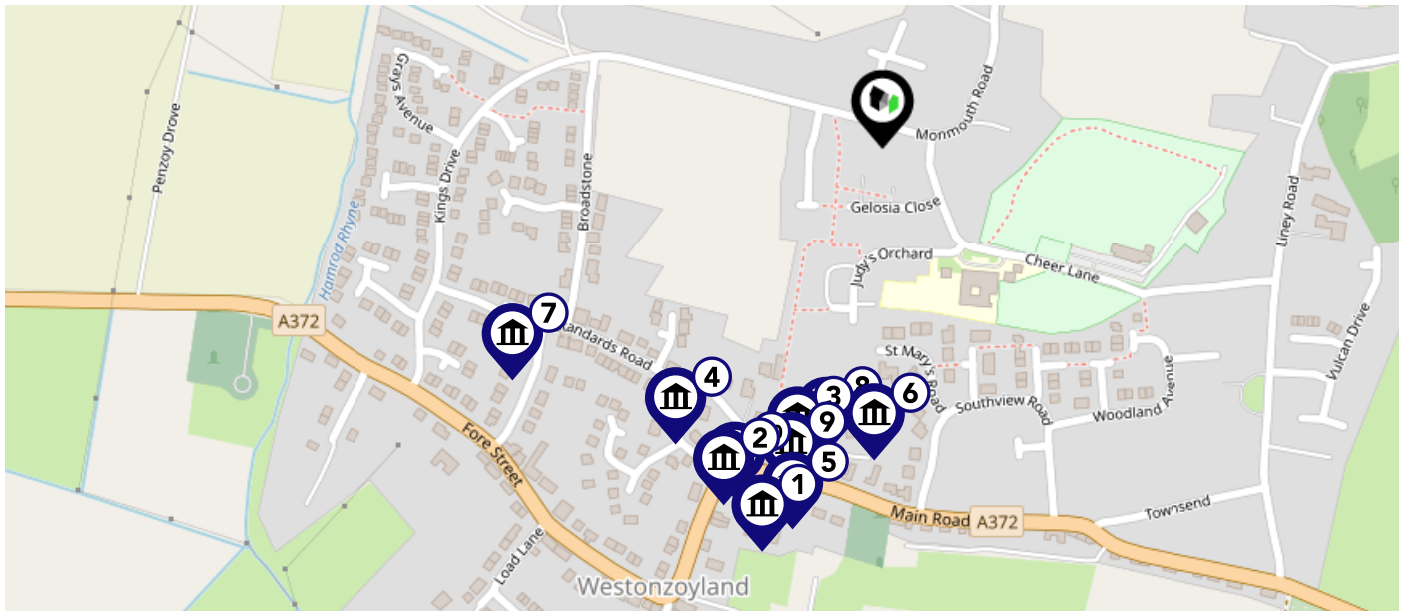
- Power Pylons
- Communication Masts











Maps

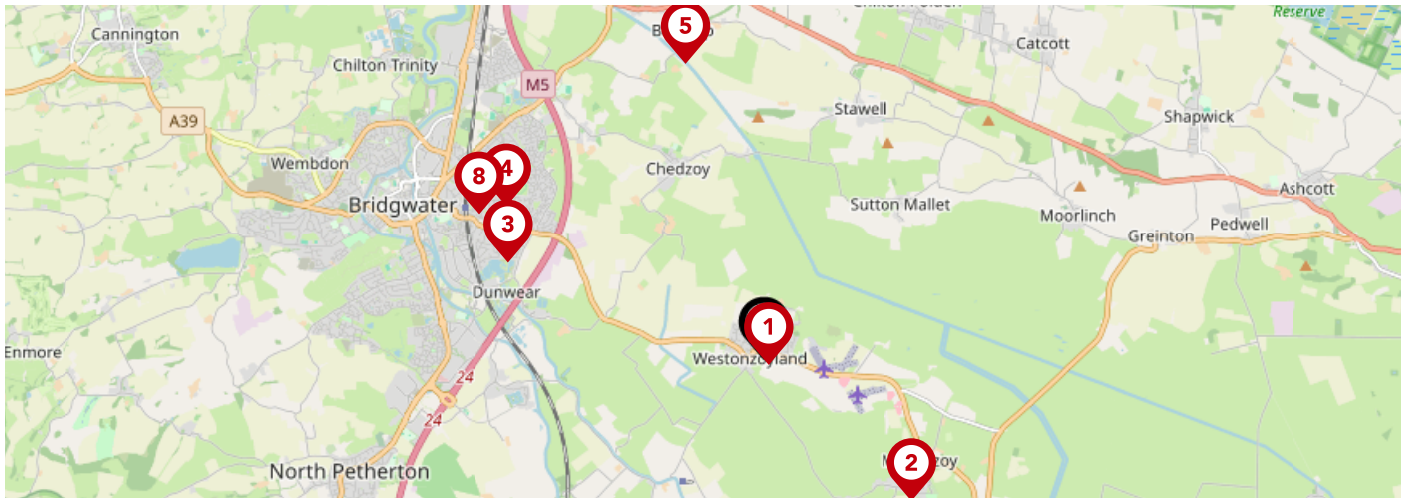
Listed Buildings

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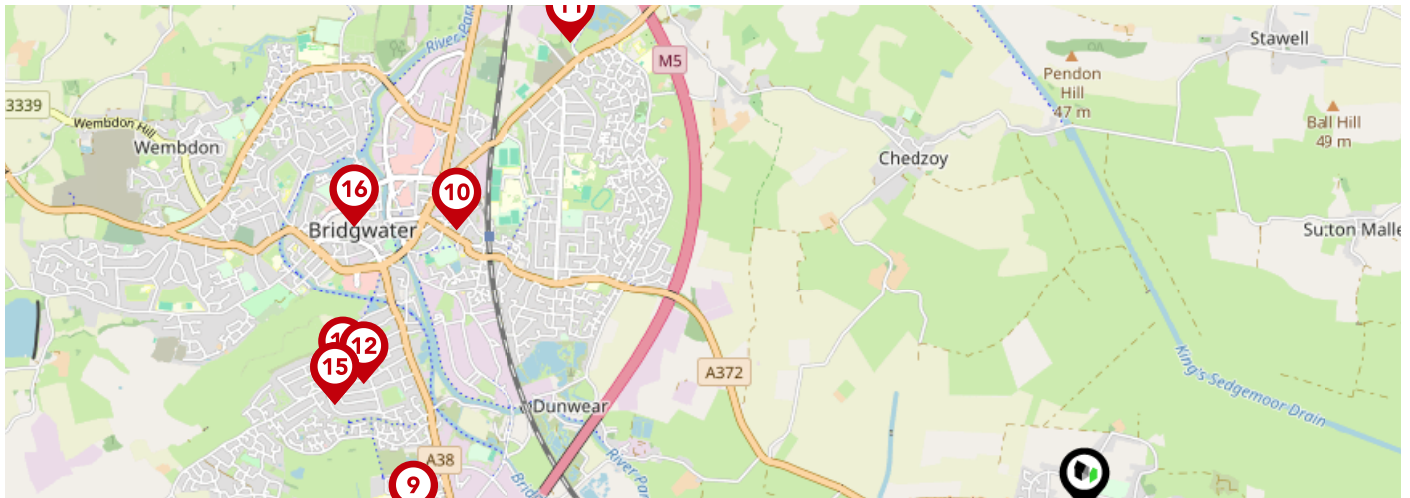
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1174433 - Barn In Farmyard At Weston Court Farm Adjacent To West Of Farmhouse	Grade II	0.2 miles
	1344685 - War Memorial On Roadside At Ngr St 3510 3478 To West Of Sedgemoor Inn	Grade II	0.2 miles
	1060101 - Wall To Churchyard Including Gateway With Piers And Gates, Church Of St Mary The Virgin	Grade II	0.2 miles
	1060061 - Myhaven	Grade II	0.2 miles
	1060060 - Wall Bounding Roadside At Weston Court Farm	Grade II	0.2 miles
	1060098 - Sedgemoor House	Grade II	0.2 miles
	1344706 - 22, Standards Road	Grade II	0.2 miles
	1295829 - Church Lane Cottage	Grade II	0.2 miles
	1174351 - Church Of St Mary The Virgin	Grade I	0.2 miles
	1174420 - Sedgemoor Inn	Grade II	0.2 miles



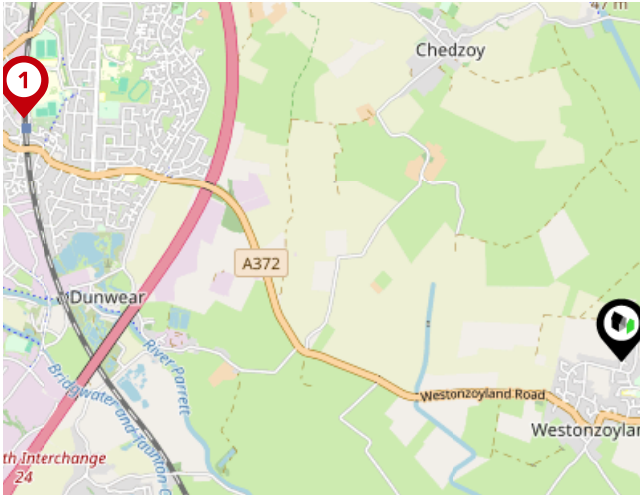
		Nursery	Primary	Secondary	College	Private
1	Westonzoyland Community Primary School Ofsted Rating: Good Pupils: 163 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Middlezoy Primary School Ofsted Rating: Good Pupils: 14 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John and St Francis Church School Ofsted Rating: Good Pupils: 405 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bridgwater College Academy Ofsted Rating: Requires improvement Pupils: 1595 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingsmoor Primary School Ofsted Rating: Good Pupils: 176 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Inaura School Ofsted Rating: Good Pupils: 30 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Othery Village School Ofsted Rating: Good Pupils: 43 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridgwater and Taunton College Ofsted Rating: Good Pupils:0 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Somerset Bridge Primary School Ofsted Rating: Good Pupils: 408 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Eastover Primary School Ofsted Rating: Good Pupils: 412 Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Willowdown Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Polden Bower School Ofsted Rating: Good Pupils: 223 Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Robert Blake School Ofsted Rating: Requires improvement Pupils: 1046 Distance:3.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hamp Nursery and Infants' School Ofsted Rating: Good Pupils: 273 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hamp Academy Ofsted Rating: Good Pupils: 329 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Northgate Primary School Ofsted Rating: Good Pupils: 256 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

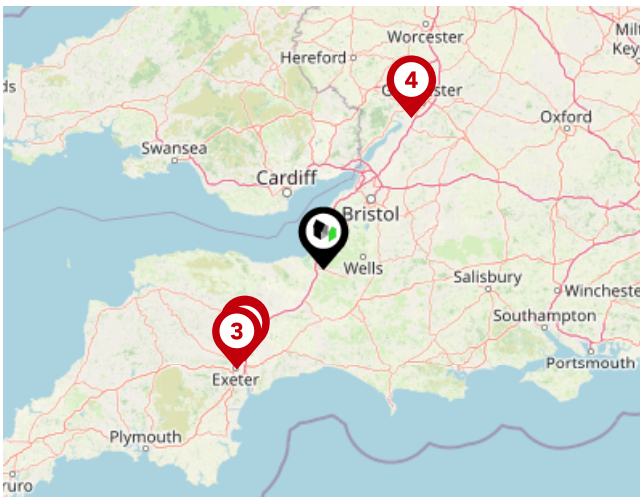
Area Transport (National)

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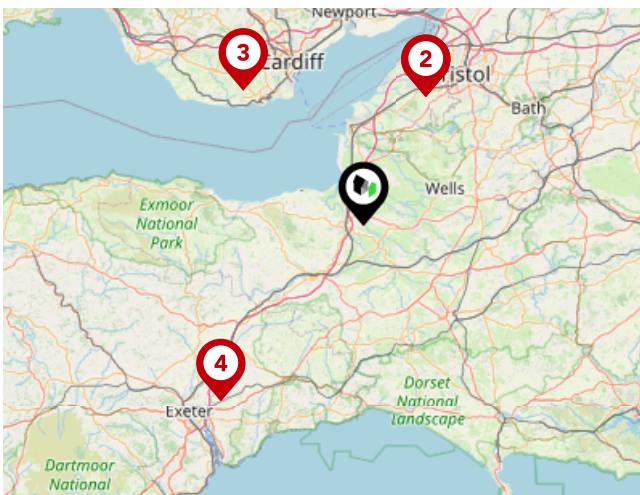
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	3 miles
2	Highbridge & Burnham-on-Sea Rail Station	7.64 miles
3	Highbridge & Burnham-on-Sea Rail Station	7.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	35.3 miles
2	M5 J30	36.22 miles
3	M5 J31	39.37 miles
4	M5 J13	51.79 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	21.19 miles
2	Felton	21.19 miles
3	Cardiff Airport	26.7 miles
4	Exeter Airport	33.91 miles

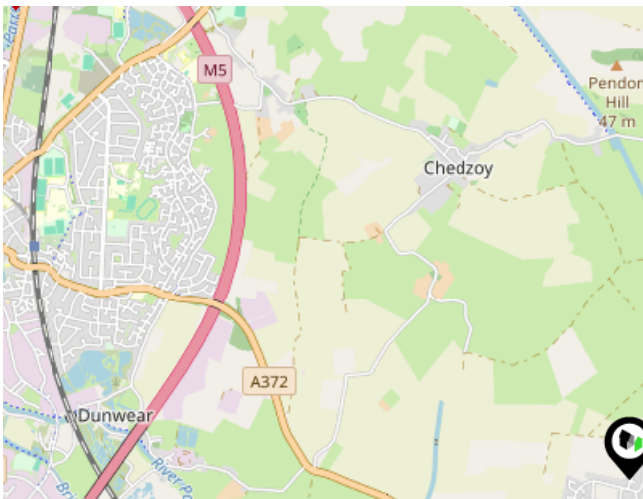
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bussex Square	0.01 miles
2	Bussex Square	0.01 miles
3	Cemetery	0.23 miles
4	Sedgemoor Inn	0.22 miles
5	Demand Responsive Area	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	3.59 miles

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

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