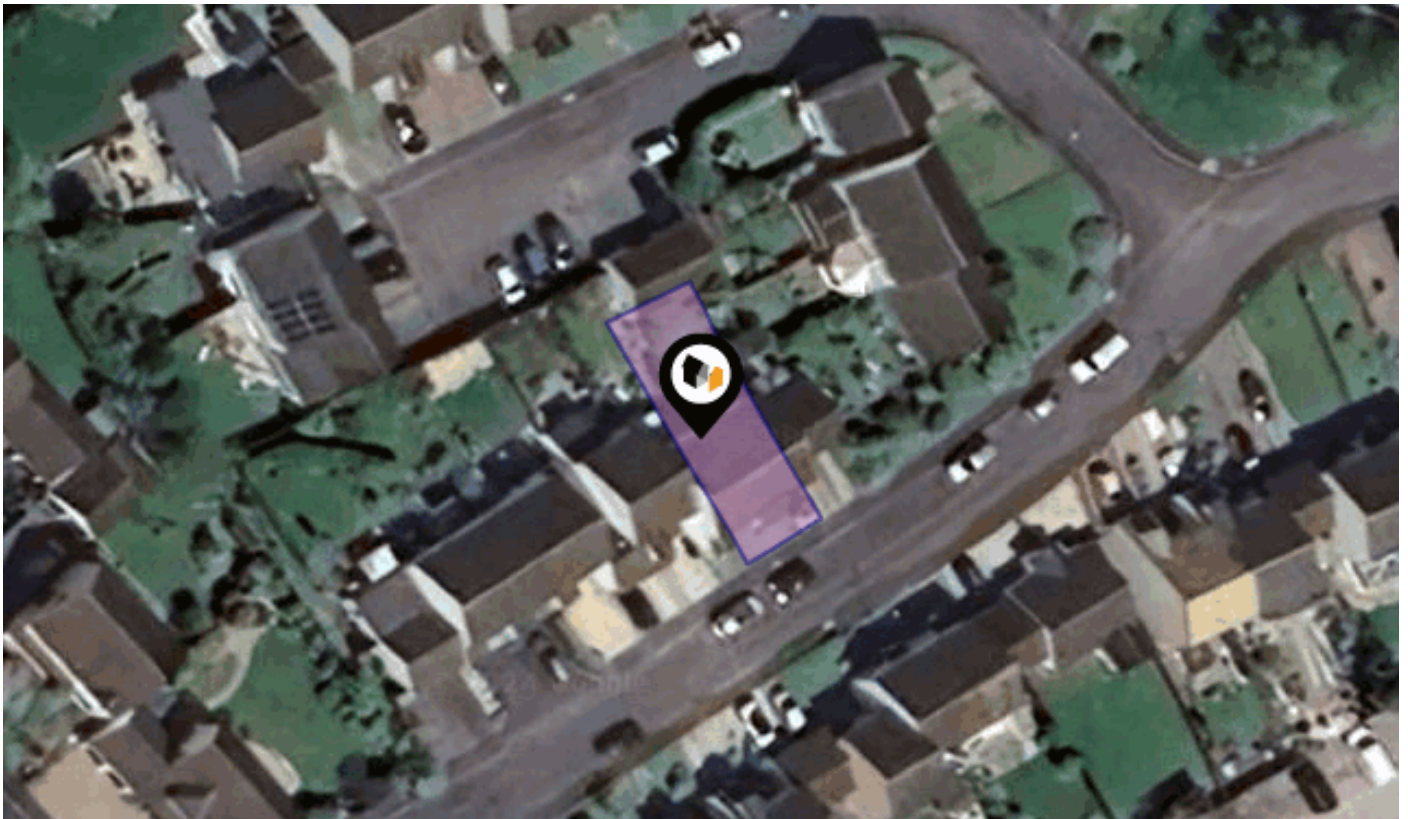




# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 24<sup>th</sup> June 2024**



**ST. MEDARD ROAD, WEDMORE, BS28**

## Cooper and Tanner

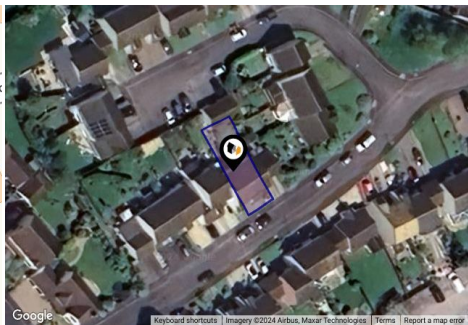
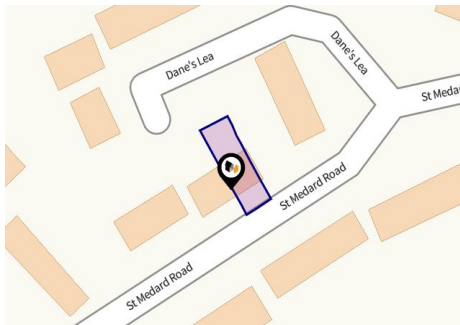
2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	ST27883		

## Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Somerset

No

No Risk

Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

28

1000

mb/s

mb/s

Mobile Coverage:

(based on calls indoors)

O<sub>2</sub>

EE

3

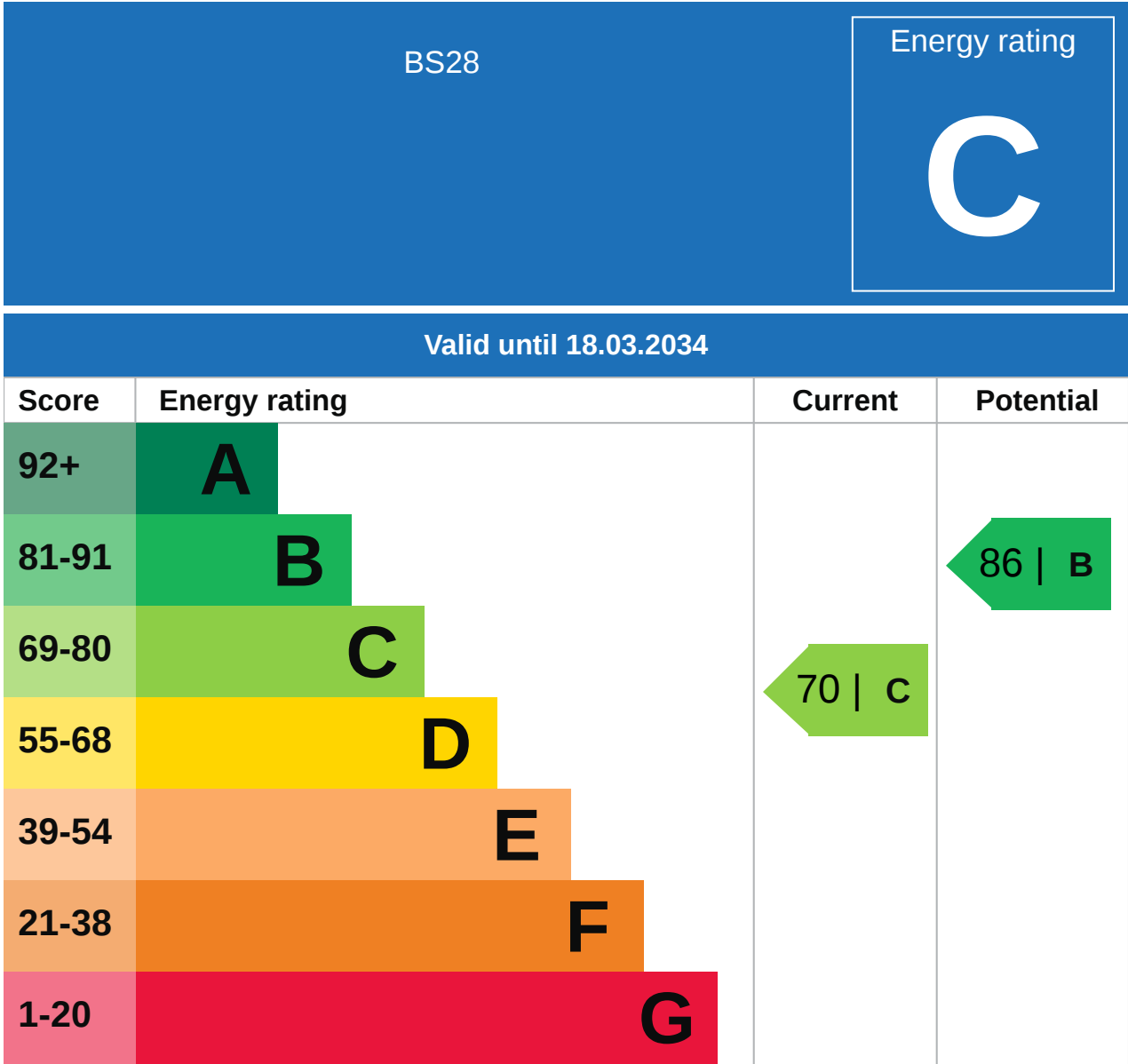
O<sub>2</sub>

Satellite/Fibre TV Availability:

BT

sky

Virgin media



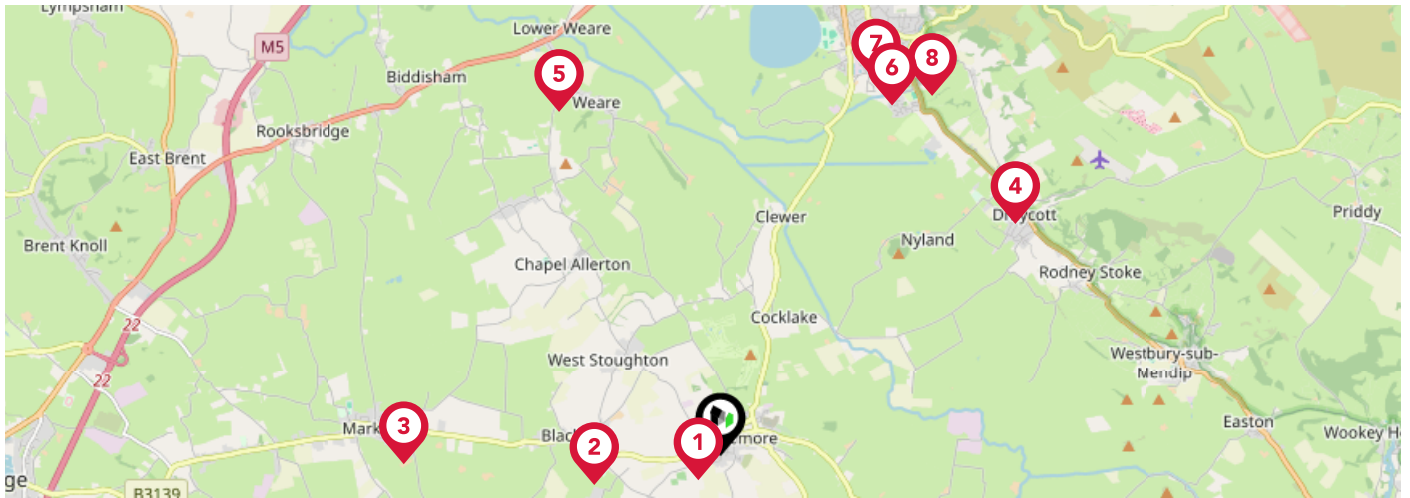
# Property

## EPC - Additional Data

COOPER  
AND  
TANNER

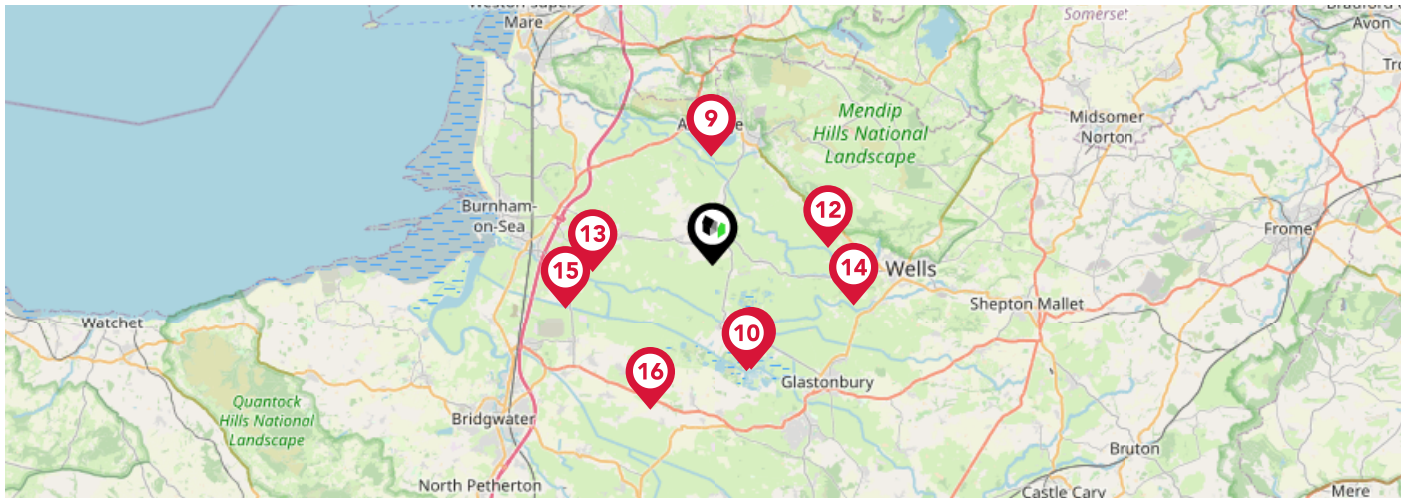
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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 installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<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 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	89 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 177   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Outstanding   Pupils: 604   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sedgemoor Manor</b> Ofsted Rating: Good   Pupils: 35   Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils:0   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Weare Academy First School</b> Ofsted Rating: Outstanding   Pupils: 130   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1056   Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils:0   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils:0   Distance:3.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

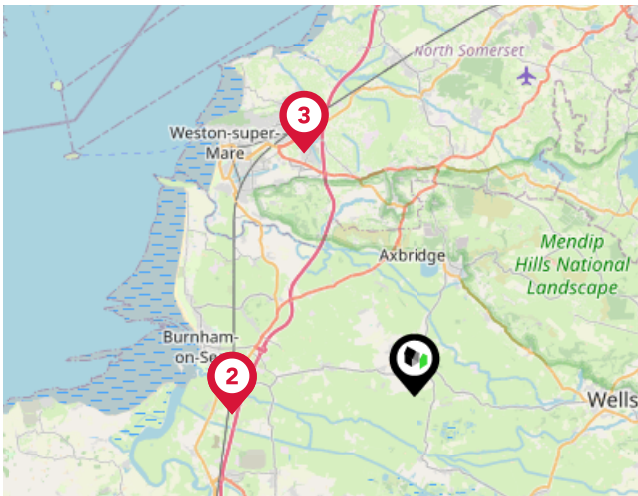




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Outstanding   Pupils: 190   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 110   Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 50   Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 146   Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>East Huntspill School</b> Ofsted Rating: Good   Pupils: 87   Distance:5.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Catcott Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

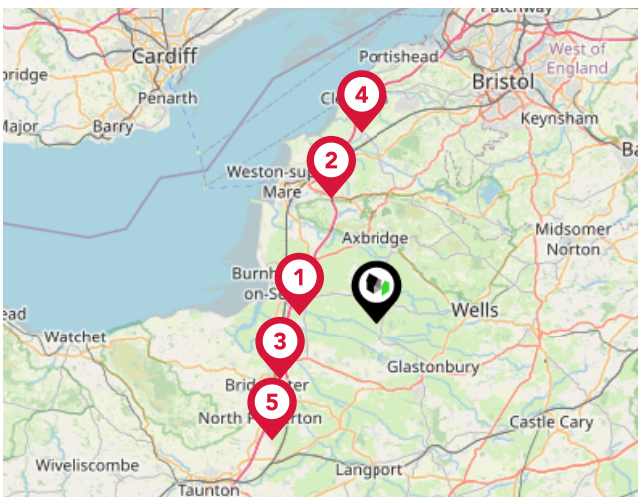
# Area Transport (National)

COOPER  
AND  
TANNER



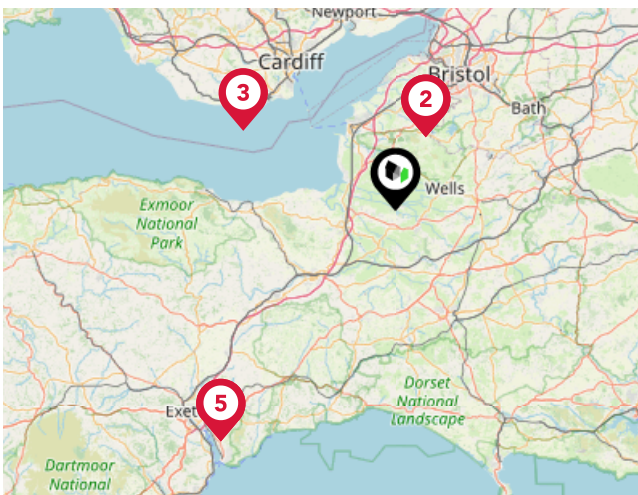
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.79 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.8 miles
3	Worle Rail Station	9.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.77 miles
2	M5 J21	9.82 miles
3	M5 J23	8.27 miles
4	M5 J20	14.19 miles
5	M5 J24	11.59 miles

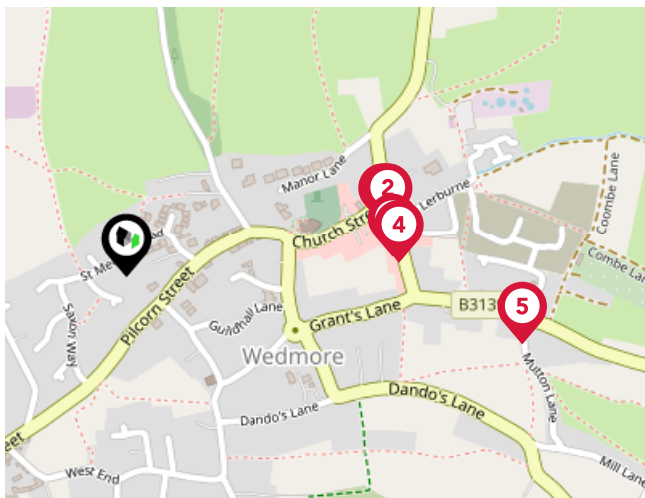


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.92 miles
2	Bristol International Airport	11.92 miles
3	Cardiff International Airport	25.52 miles
4	Exeter International Airport	43.16 miles
5	Exeter International Airport	43.16 miles

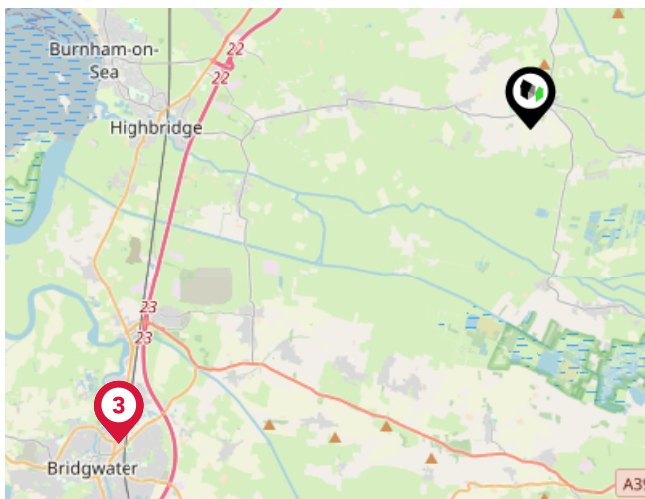
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Swan Inn	0.3 miles
2	The Swan Inn	0.31 miles
3	The Borough Yard	0.31 miles
4	The Mall	0.32 miles
5	Combe Batch Rise	0.47 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.61 miles
2	Bridgwater Ferry Terminal	9.61 miles
3	Bridgwater Ferry Terminal	9.61 miles



COOPER  
AND  
TANNER

### Cooper and Tanner

---

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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



COOPER  
AND  
TANNER

### Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk

