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# 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

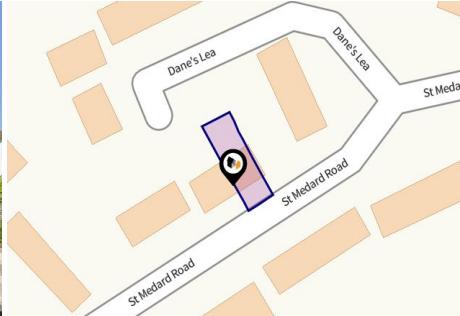
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# Property Overview

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## 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

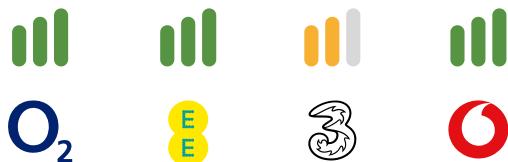
Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

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

**28**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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BS28

Energy rating

C

Valid until 18.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		70   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### 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



### Wedmore First School Academy

Ofsted Rating: Good | Pupils: 177 | Distance: 0.31



### Hugh Sexey Church of England Middle School

Ofsted Rating: Outstanding | Pupils: 604 | Distance: 1.21



### Sedgemoor Manor

Ofsted Rating: Good | Pupils: 35 | Distance: 2.95



### Draycott & Rodney Stoke Church of England First School

Ofsted Rating: Good | Pupils: 0 | Distance: 3.48



### Weare Academy First School

Ofsted Rating: Outstanding | Pupils: 130 | Distance: 3.53



### The Kings of Wessex Academy

Ofsted Rating: Good | Pupils: 1056 | Distance: 3.63



### Cheddar First School

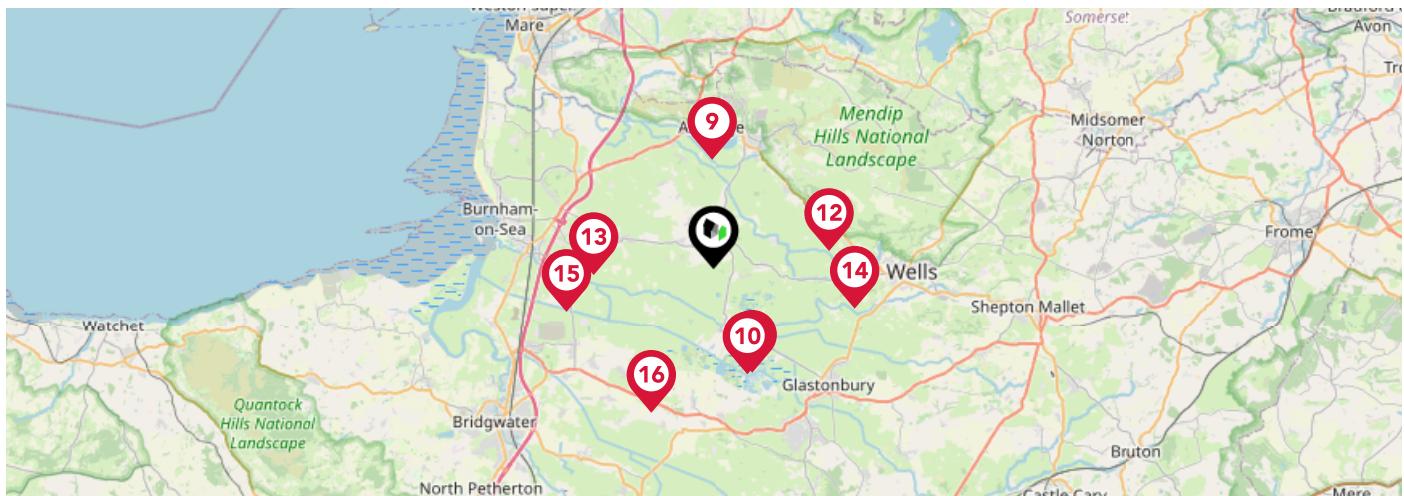
Ofsted Rating: Good | Pupils: 0 | Distance: 3.76



### Fairlands Middle School

Ofsted Rating: Good | Pupils: 0 | Distance: 3.88





Nursery Primary Secondary College Private



### Axbridge Church of England First School Academy

Ofsted Rating: Outstanding | Pupils: 190 | Distance: 4.04



### Abbot's Way School

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 4.12



### Meare Village Primary School

Ofsted Rating: Outstanding | Pupils: 110 | Distance: 4.14



### St Lawrence's CofE Primary School

Ofsted Rating: Good | Pupils: 50 | Distance: 4.36



### Mark First and Pre-School CE Academy

Ofsted Rating: Good | Pupils: 146 | Distance: 4.42



### Wookey Primary School

Ofsted Rating: Good | Pupils: 91 | Distance: 5.45



### East Huntspill School

Ofsted Rating: Good | Pupils: 87 | Distance: 5.66



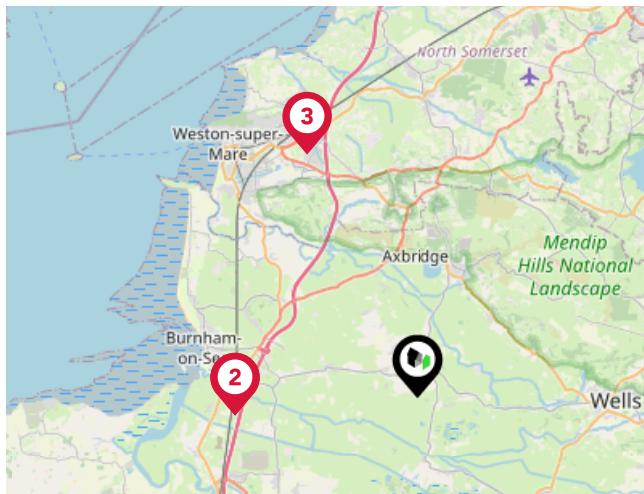
### Catcott Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 5.81



# Area Transport (National)

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## 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

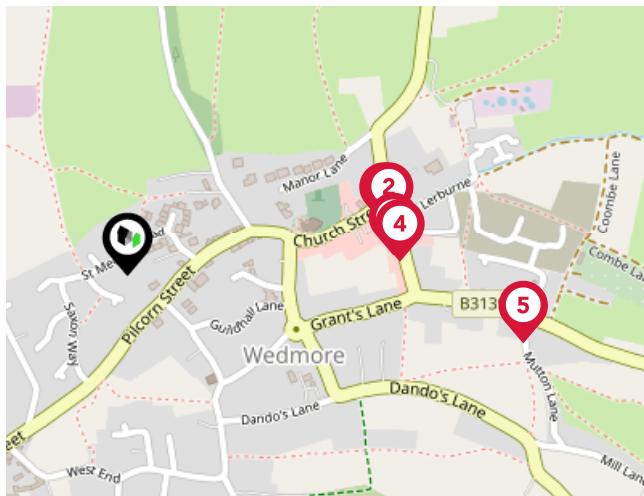


## Airports/Helpipads

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

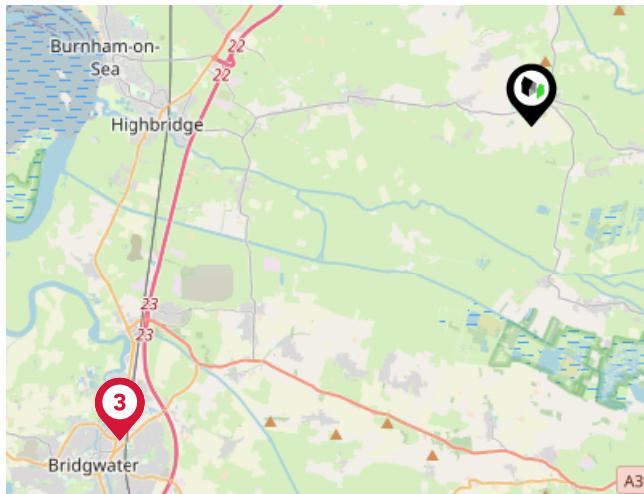
# Area Transport (Local)

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## 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

## About Us

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### 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.

# Cooper and Tanner

## Testimonials

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### 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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 Sprift  
Lettings Intelligence

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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:



**Cooper and Tanner**

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