



MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th September 2026



WILKINS ROAD, BRIDGWATER, TA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

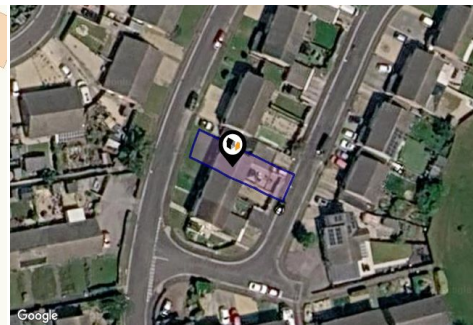
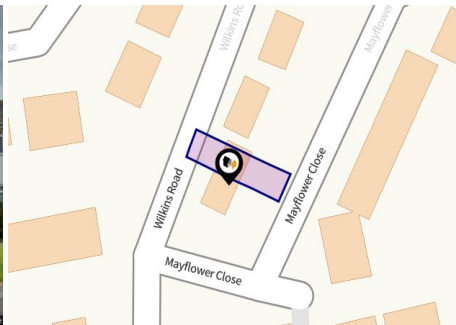
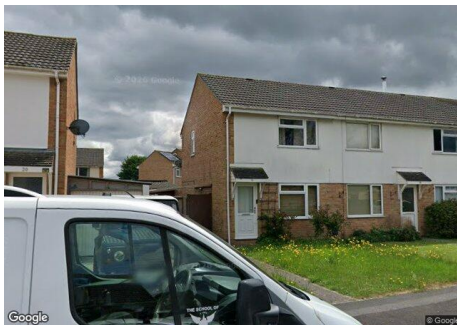
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	ST166567		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Low	25	60	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning records for: **14 Wilkins Road, Bridgwater, Somerset, TA6 4EZ**

Reference - 08/19/00128	
Decision:	-
Date:	19th August 2019
Description:	Outline application with all matters reserved for the erection of an end terrace dwelling

Reference - 08/20/00052	
Decision:	-
Date:	30th March 2020
Description:	Approval of the details of landscaping for the proposed erection of an end terrace dwelling with associated garden and parking.

Planning records for: **26 Wilkins Road, Bridgwater, TA6 4EZ**

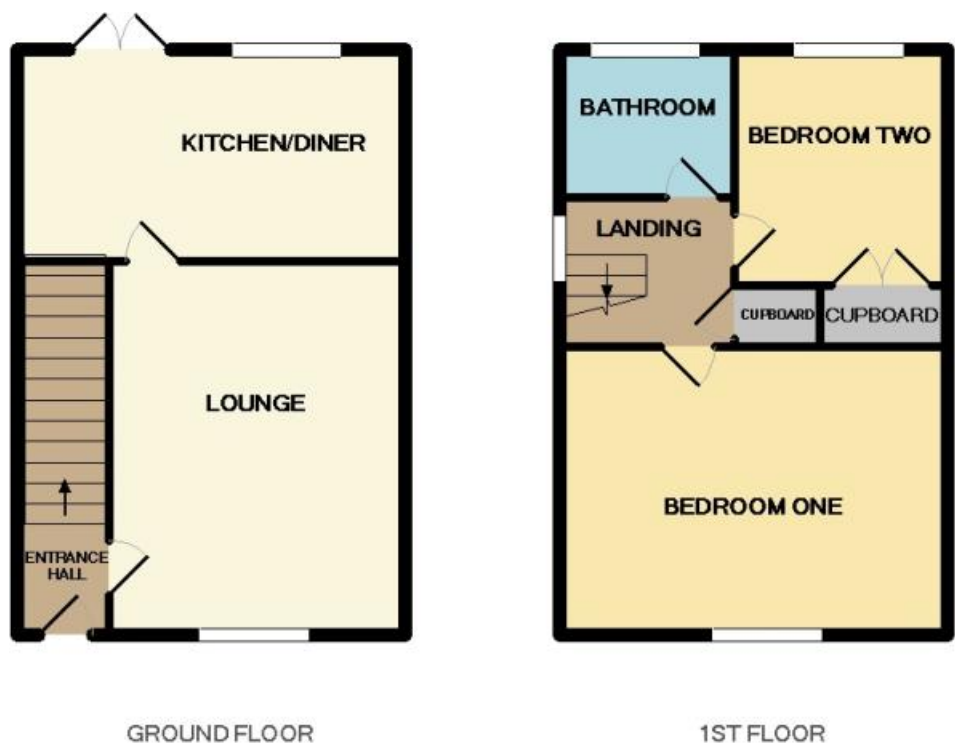
Reference - 08/04/00066	
Decision:	Granted Permission
Date:	15th March 2004
Description:	Erection of two storey side extension and single storey front extension, including porch

Planning records for: **30 Wilkins Road, Bridgwater, TA6 4EZ**

Reference - 08/10/00153	
Decision:	Withdrawn (after registration)
Date:	28th July 2010
Description:	Erection of 1.8m high wall to rear boundary



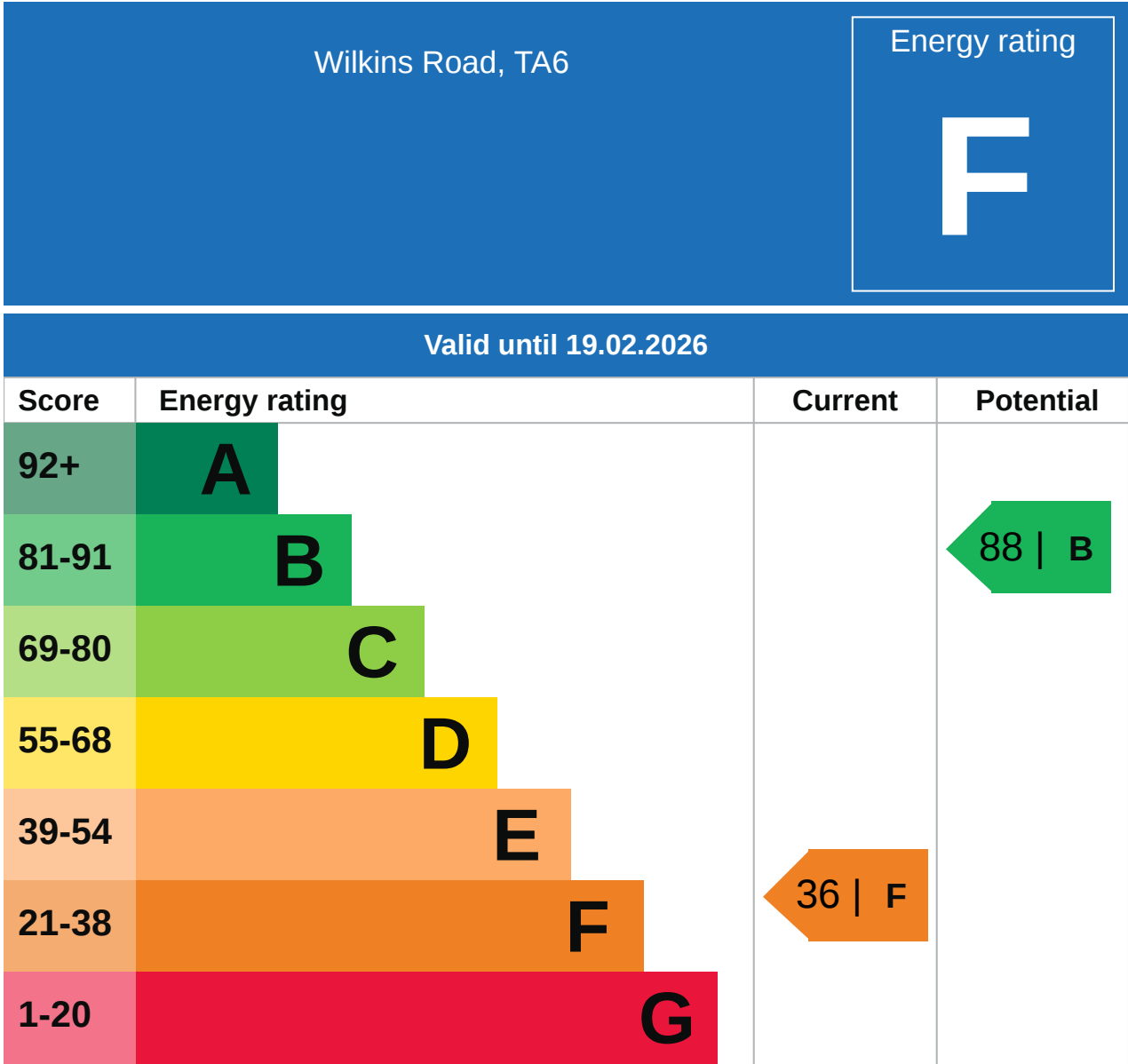
WILKINS ROAD, BRIDGWATER, TA6



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - Certificate

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Property EPC - Additional Data

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Additional EPC Data

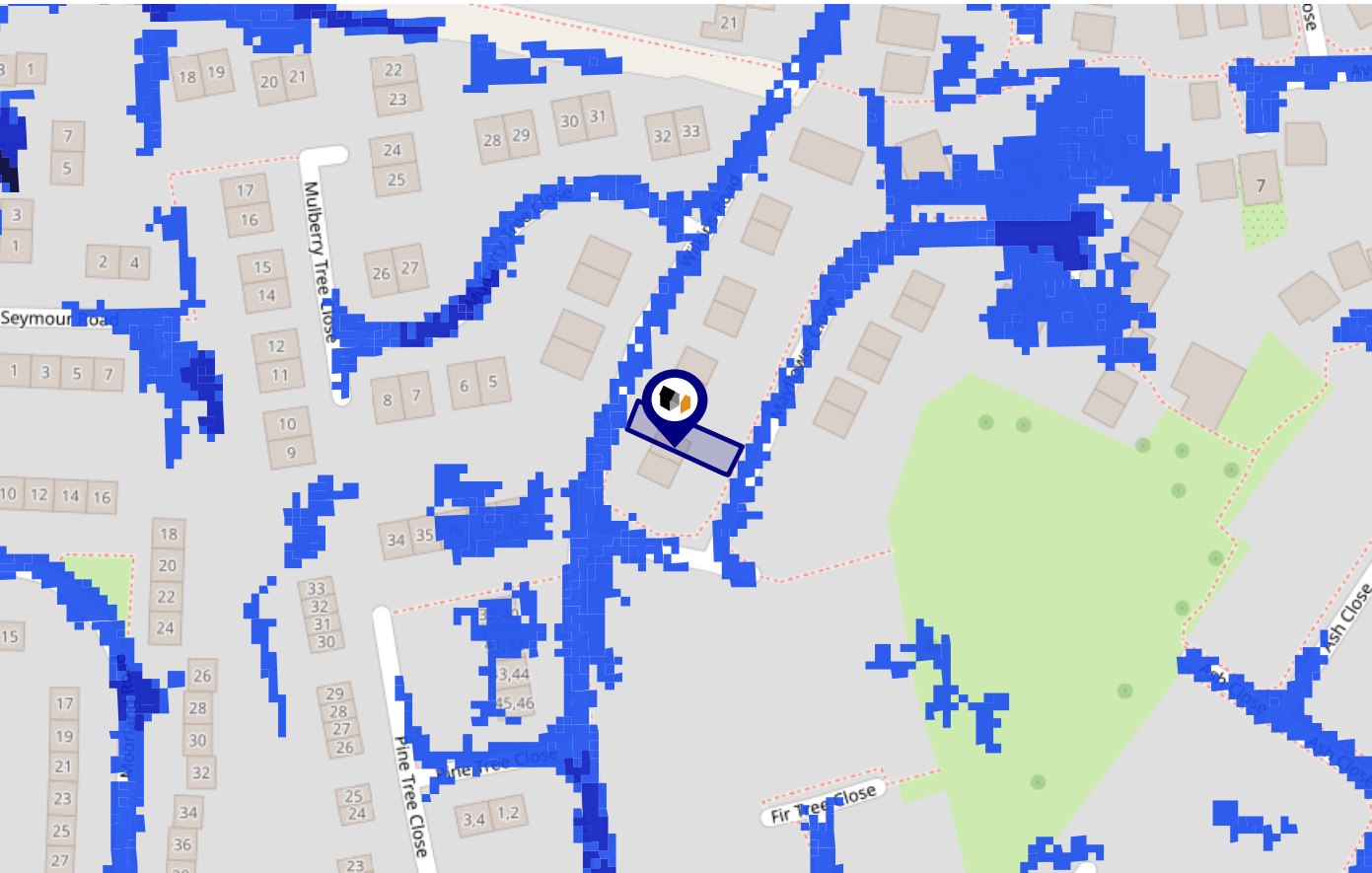
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

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.

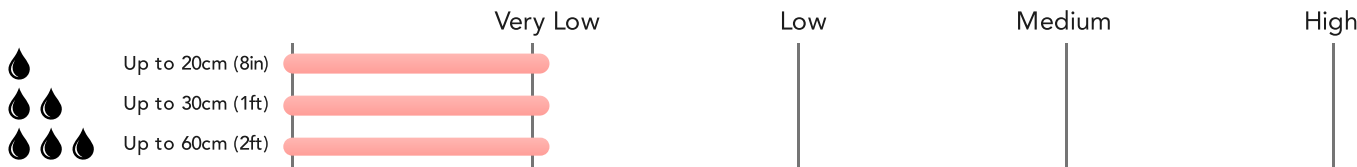


Risk Rating: Very low

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:

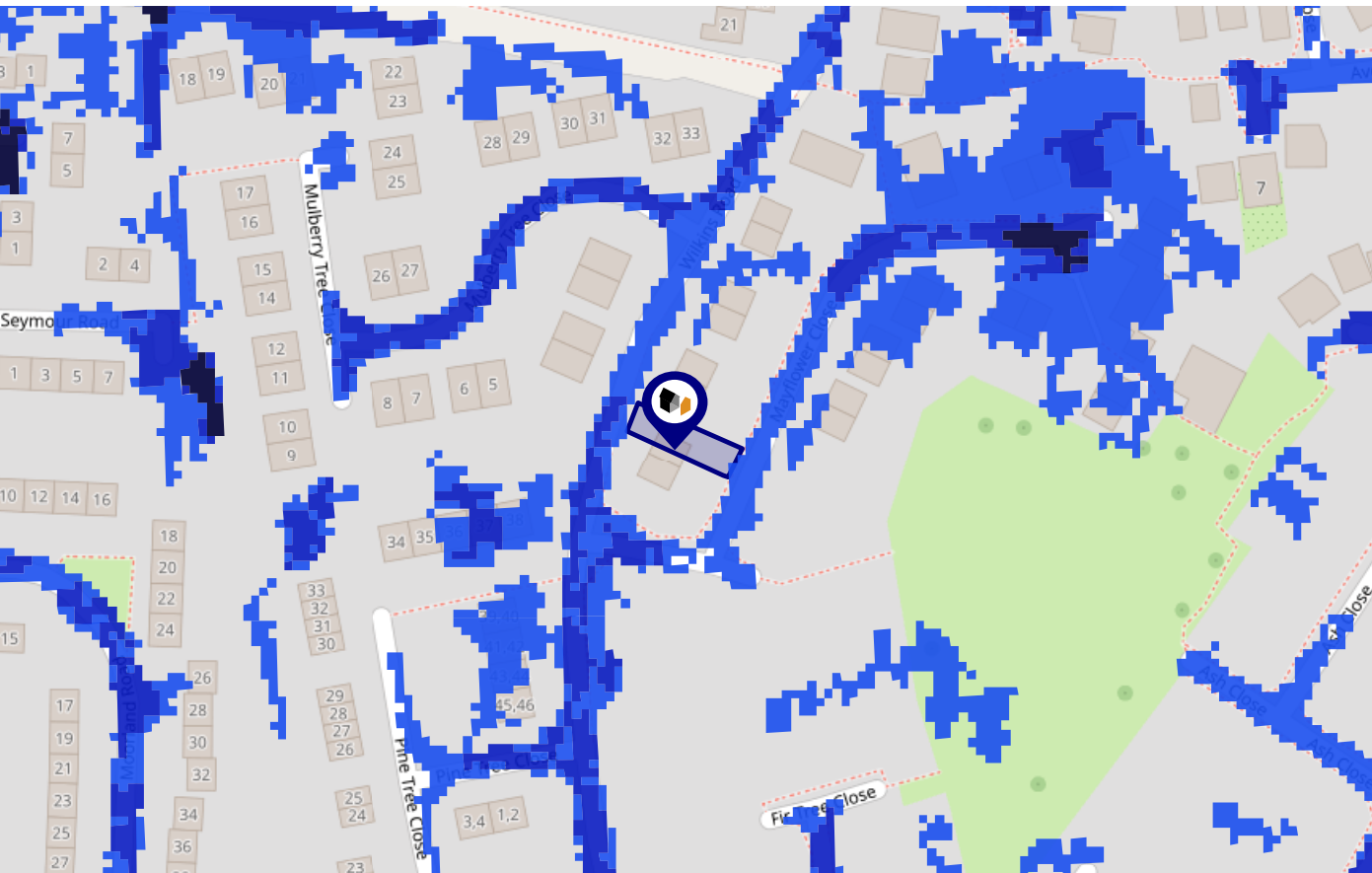


Flood Risk

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.

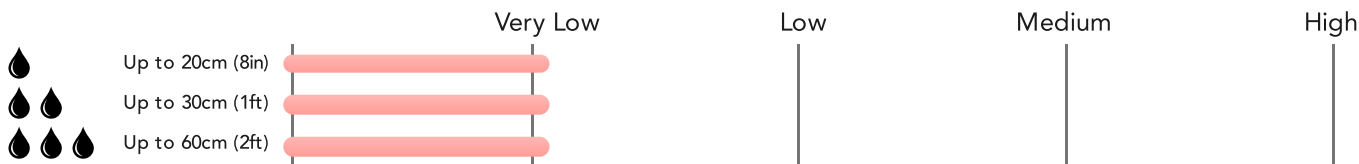


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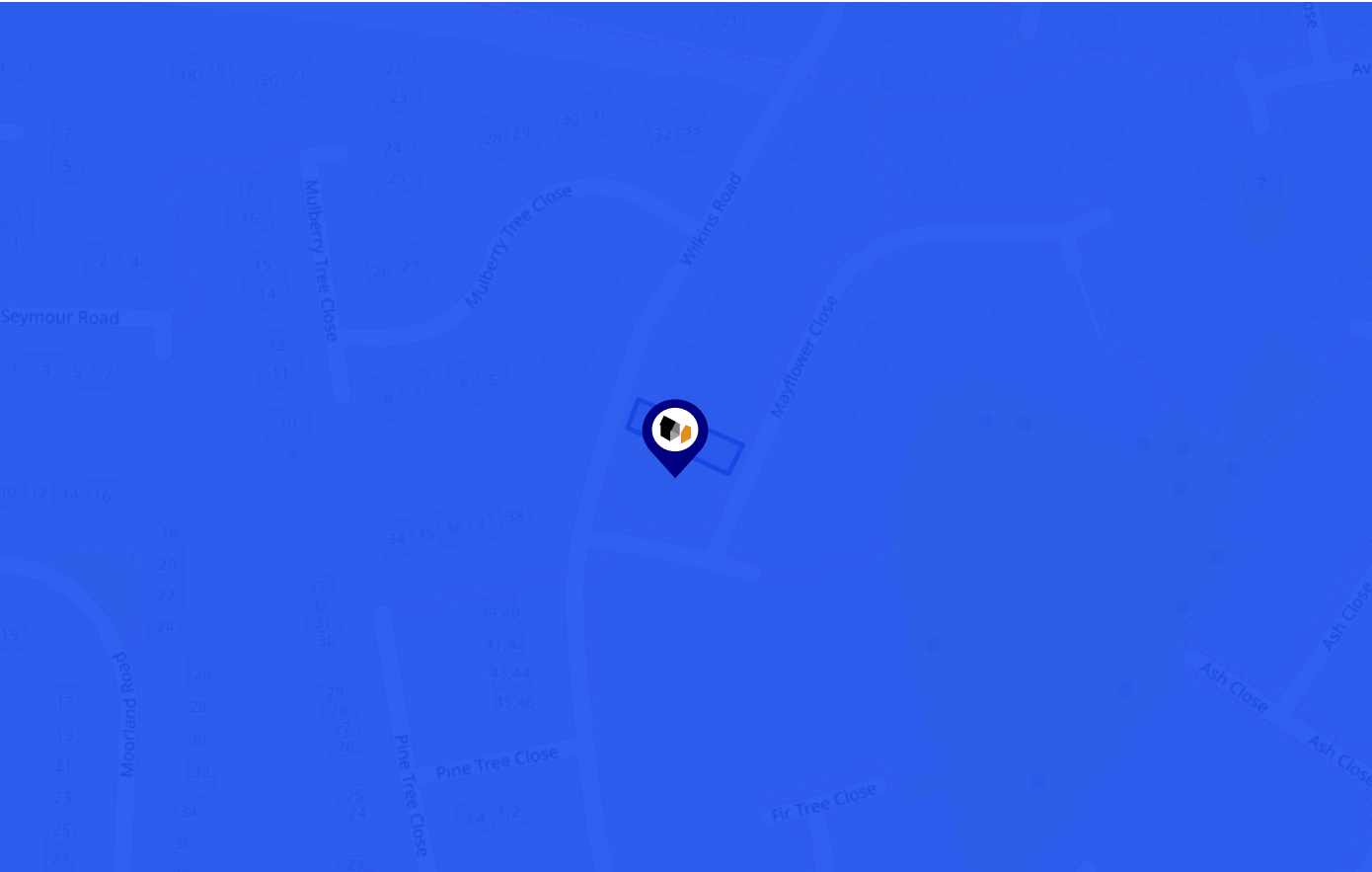
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Flood Risk

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.

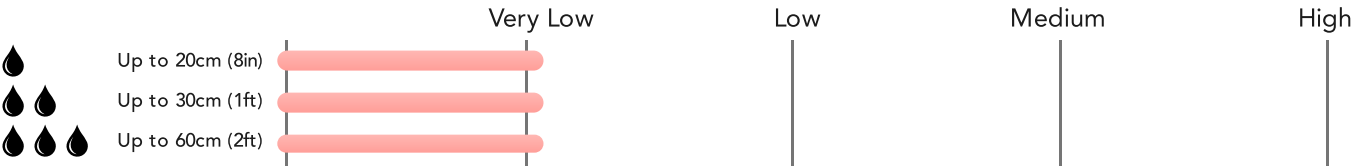


Risk Rating: Low

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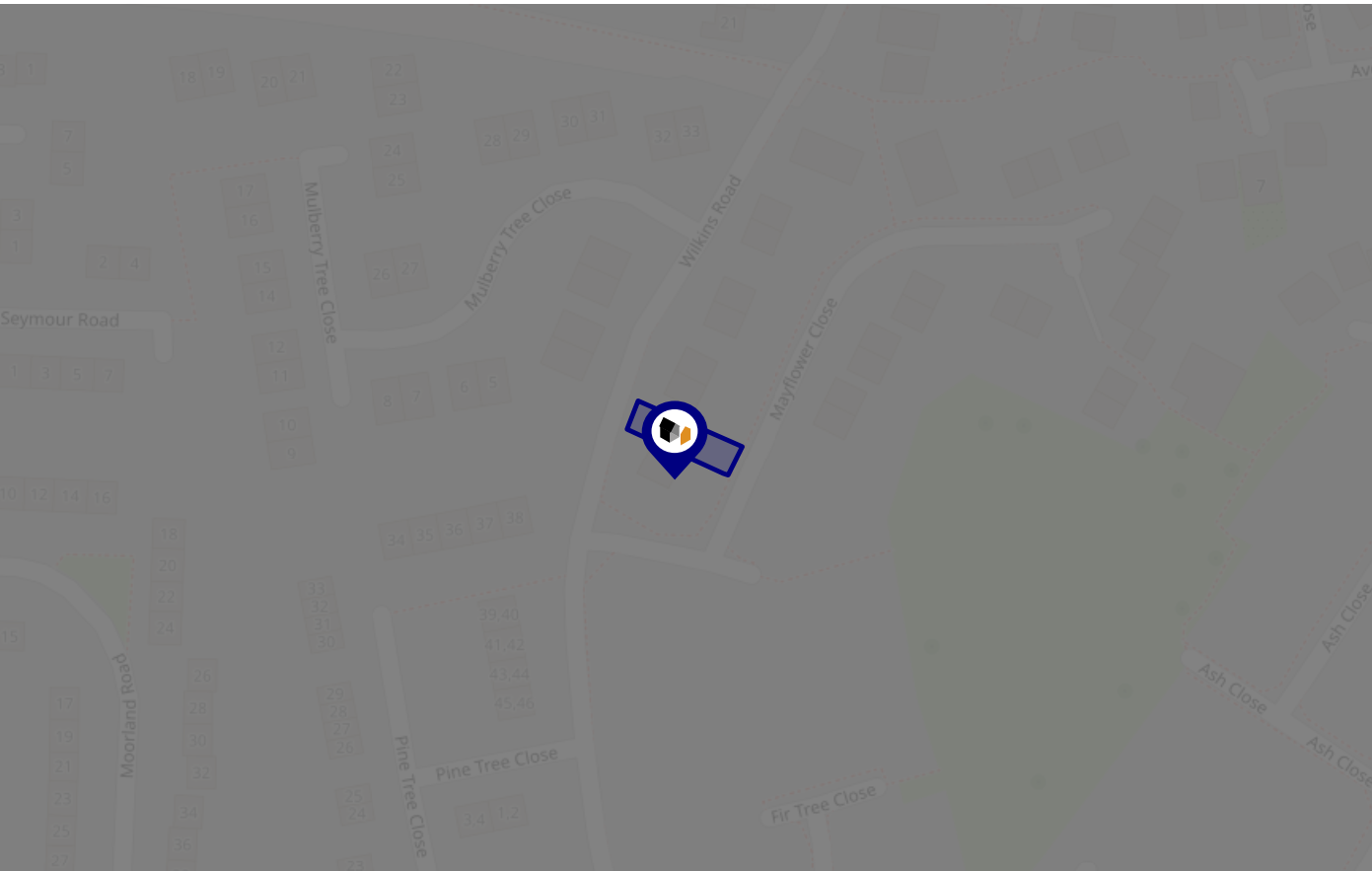
Chance of flooding to the following depths at this property:



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.

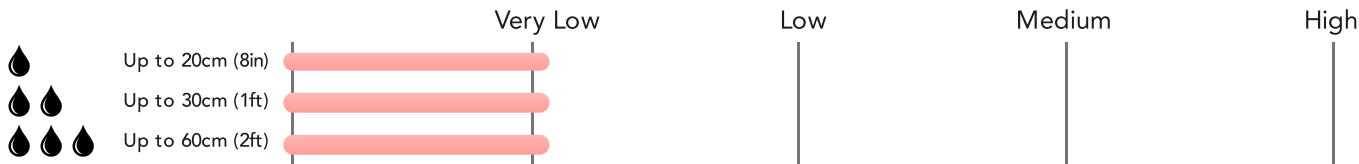


Risk Rating: Very low

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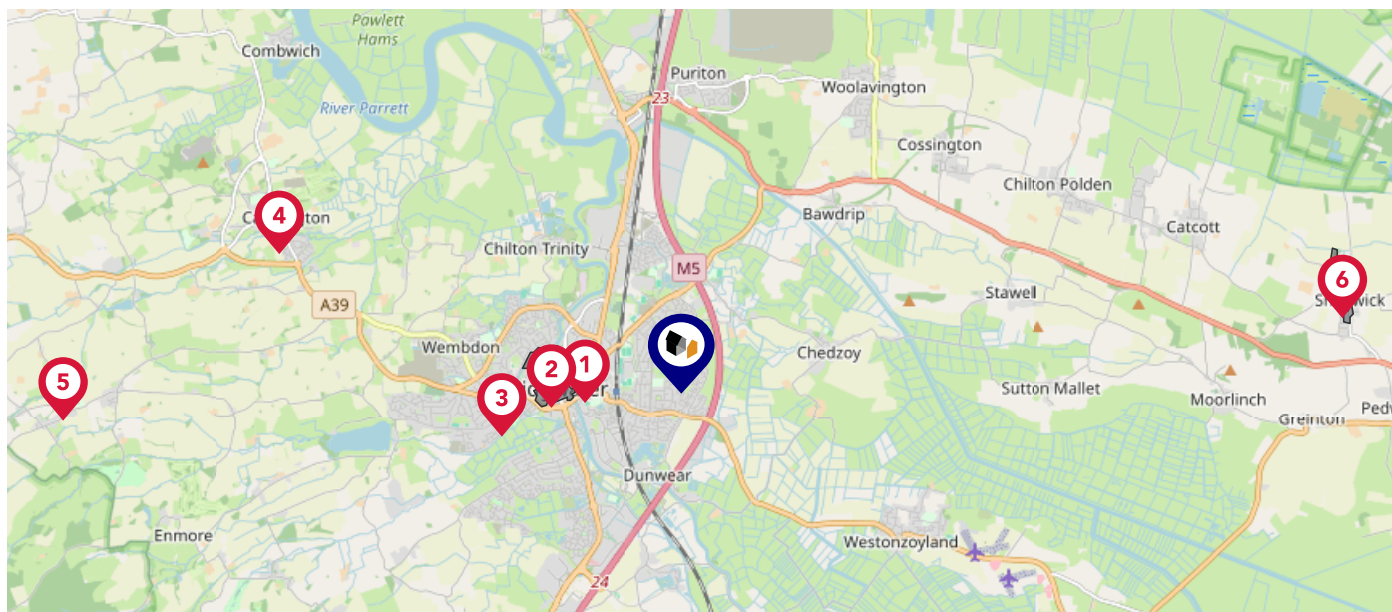


Maps

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



Cannington



Spaxton



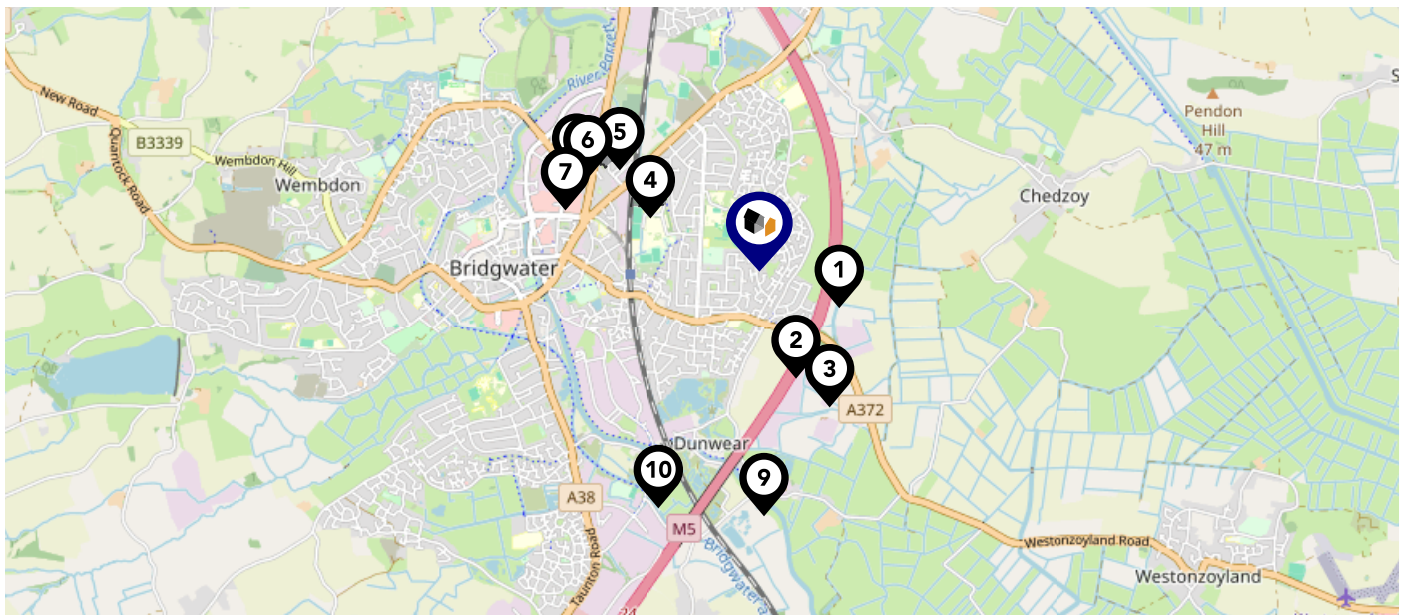
Shapwick

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	East Bower-Bridgewater	Historic Landfill	
2	Site Near M5 Westonzoyland Road-Bridgewater, Somerset	Historic Landfill	
3	Pond at Westonzoyland Road-Bridgewater	Historic Landfill	
4	Bath Road-Bridgewater	Historic Landfill	
5	Bristol Road-Bridgewater	Historic Landfill	
6	Pit off The Drove-Bridgewater, Somerset	Historic Landfill	
7	The Leggar-Sydenham, Bridgewater	Historic Landfill	
8	Land at Bristol Road-Bridgewater, Somerset	Historic Landfill	
9	Dunwear Landfill Site-Dunwear Depot, Bridgewater, Dunwear, Somerset	Historic Landfill	
10	Haul Waste-Somerset Bridge 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.

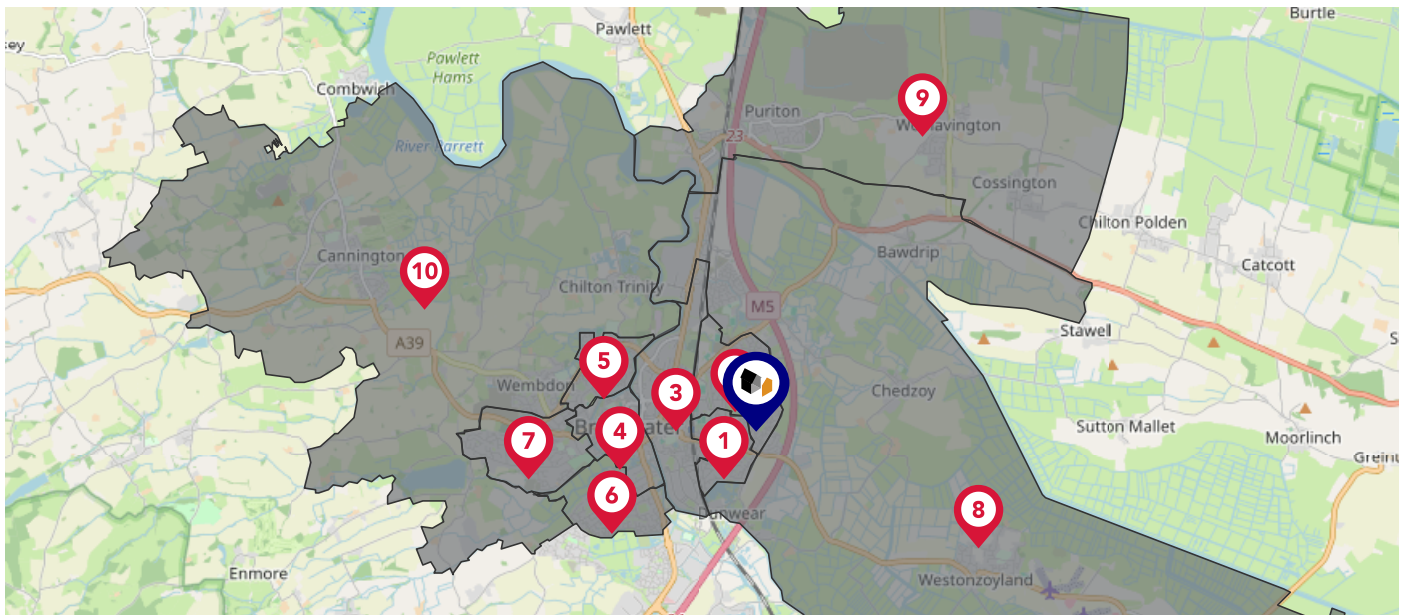
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

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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

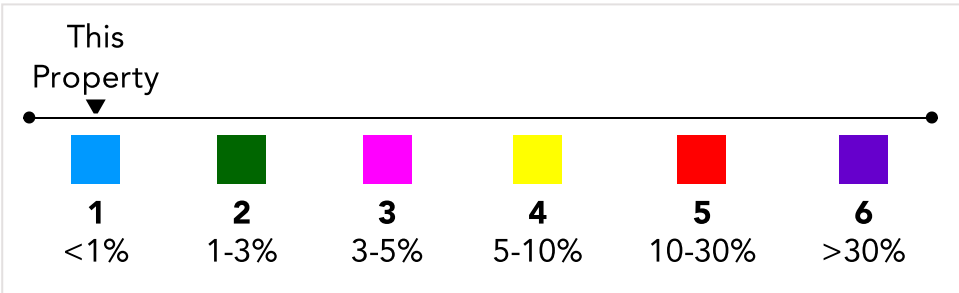
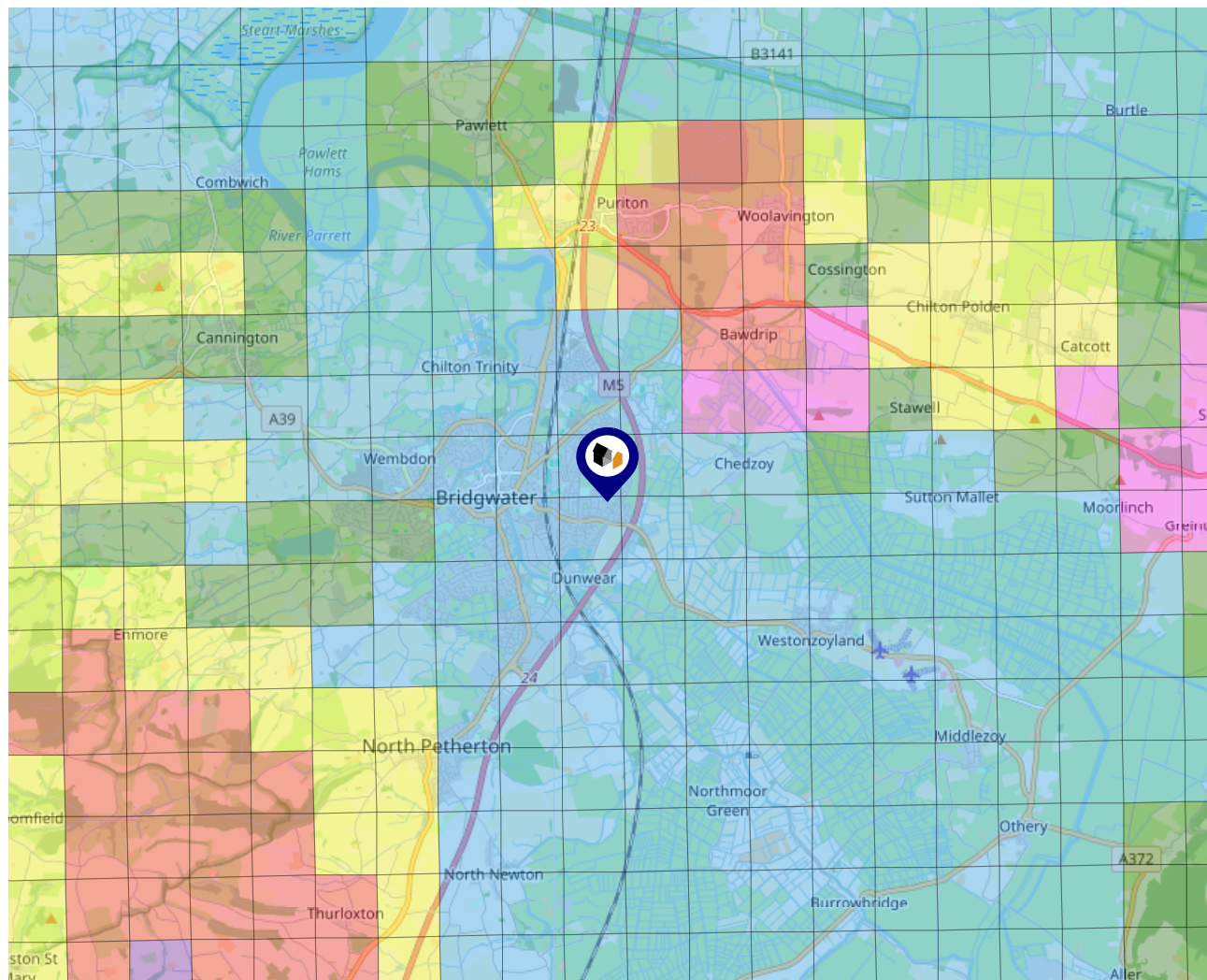


Nearby Council Wards

- 1 Bridgwater Dunwear Ward
- 2 Bridgwater Fairfax Ward
- 3 Bridgwater Eastover Ward
- 4 Bridgwater Westover Ward
- 5 Bridgwater Victoria Ward
- 6 Bridgwater Hamp Ward
- 7 Bridgwater Wyndham Ward
- 8 King's Isle Ward
- 9 Puriton and Woolavington Ward
- 10 Cannington and Wembdon Ward

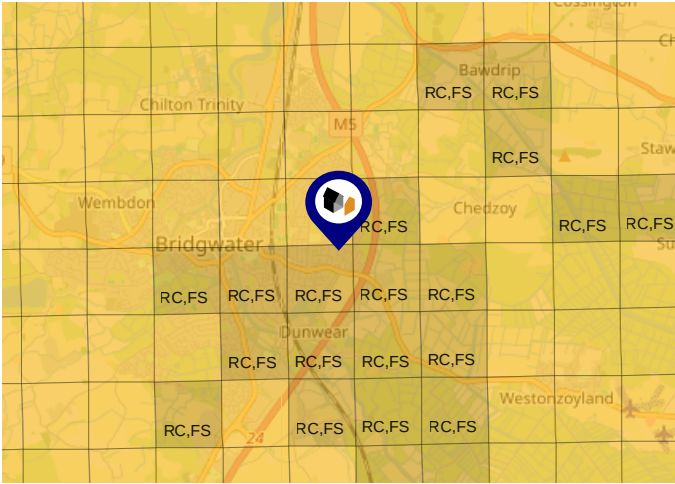
What is Radon?

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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

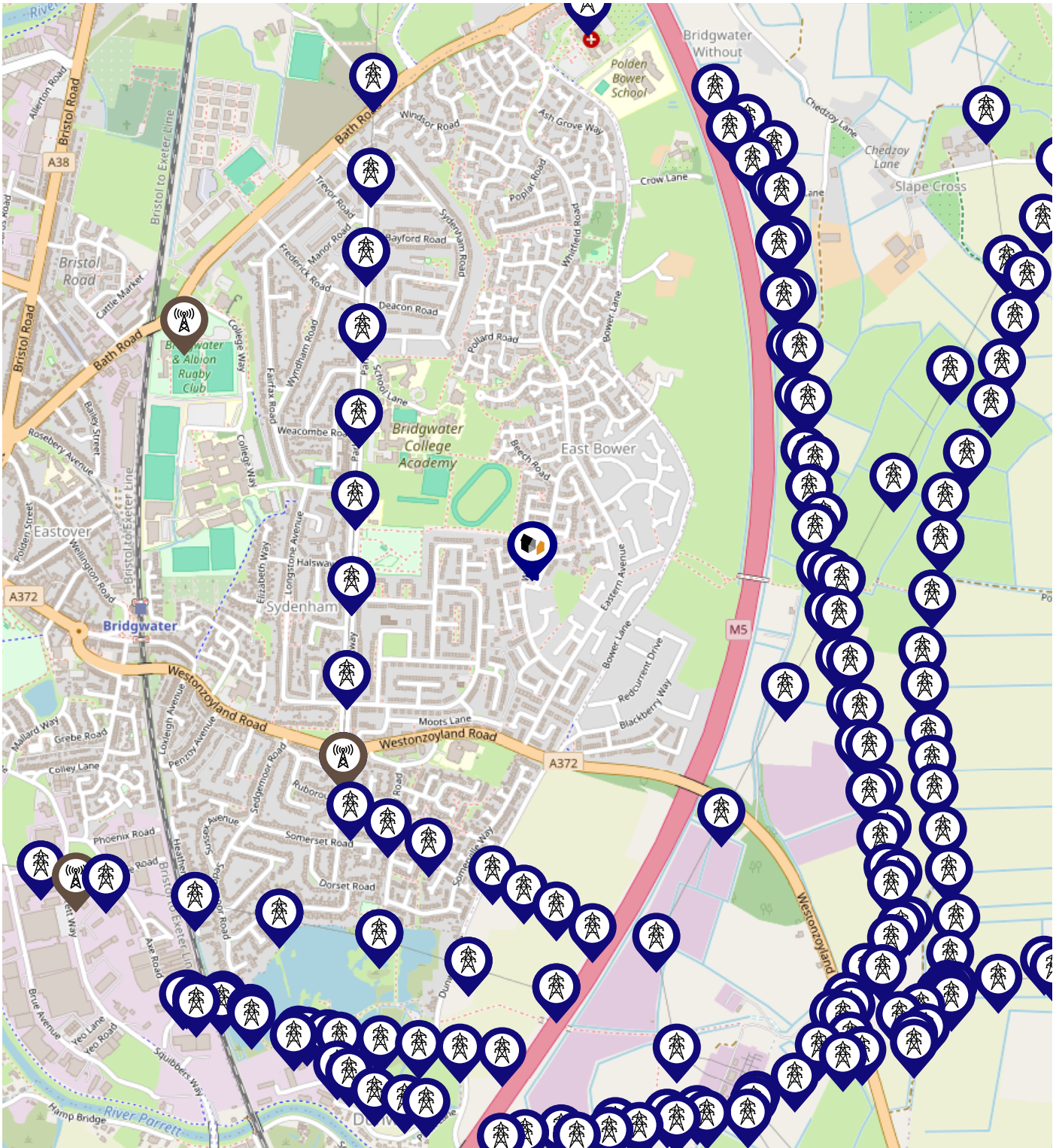


Primary Classifications (Most Common Clay Types)

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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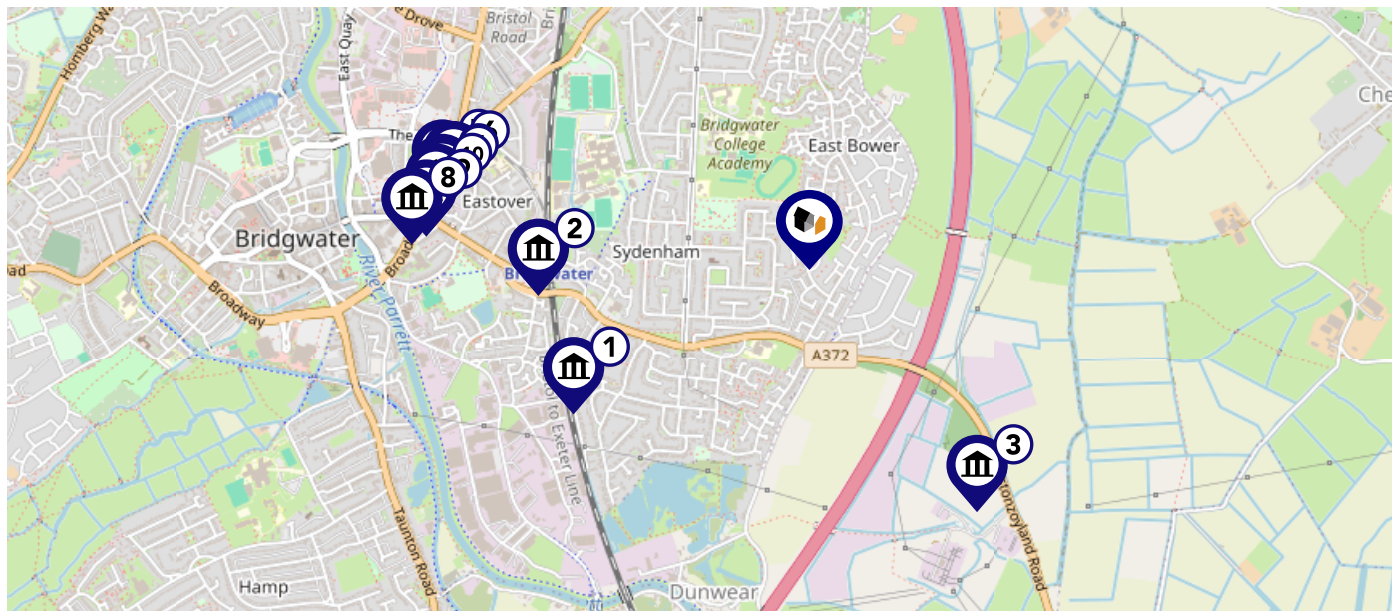
- Key:**
-  Power Pylons
 -  Communication Masts

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
	1119701 - Bridge Farmhouse	Grade II	0.6 miles
	1187364 - Bridgwater Railway Station	Grade II	0.6 miles
	1175351 - The Beeches	Grade II	0.7 miles
	1197398 - 46, 48 And 48a, Monmouth Street	Grade II	0.8 miles
	1297167 - 50, Monmouth Street	Grade II	0.8 miles
	1197399 - 68, Monmouth Street	Grade II	0.8 miles
	1297166 - Toll House	Grade II	0.9 miles
	1297165 - 5, Monmouth Street	Grade II	0.9 miles
	1187692 - St John's House And Attached Brick Wall To The Rear	Grade II	0.9 miles
	1197397 - 38, Monmouth Street	Grade II	0.9 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

None

Central Heating

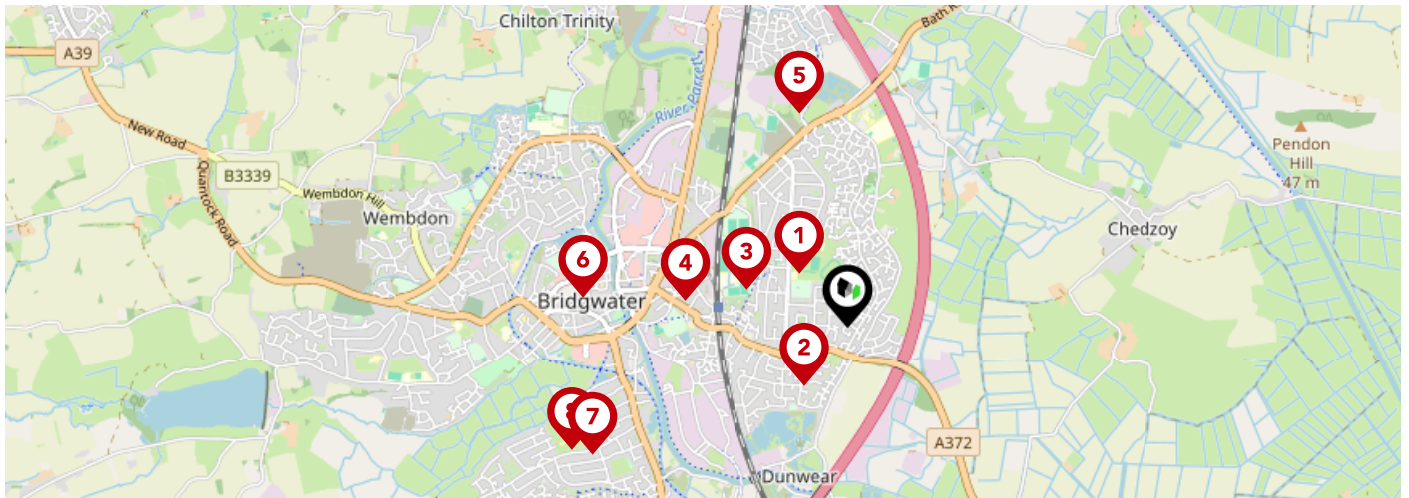
Electric heating

Water Supply

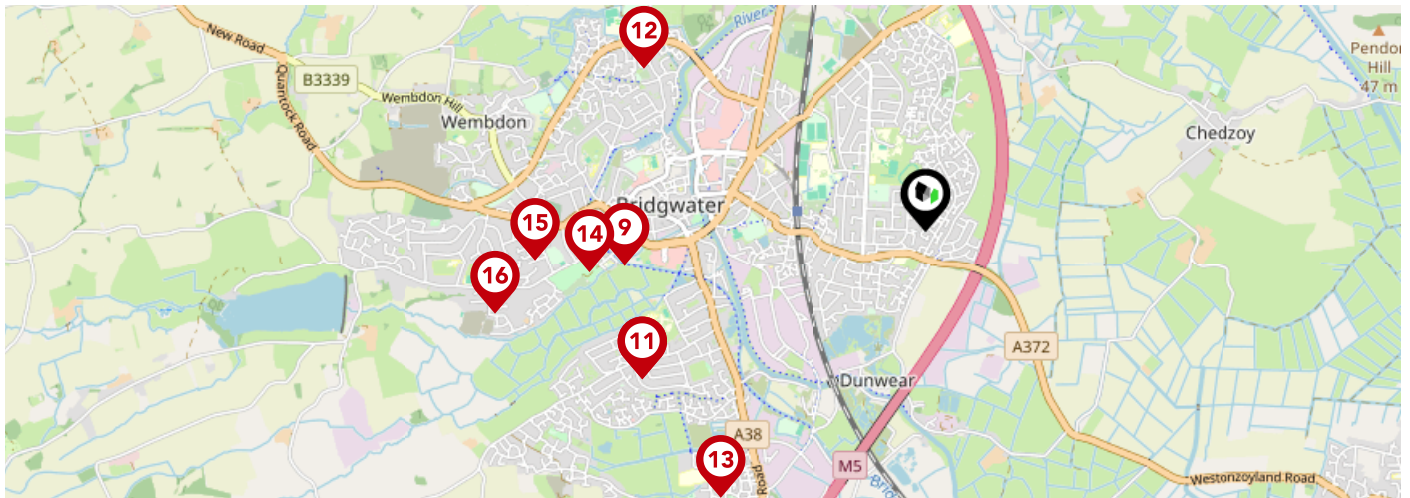
Mains

Drainage

Mains



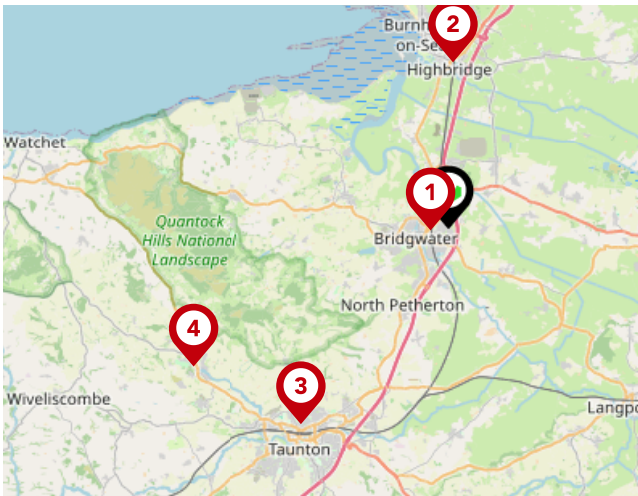
		Nursery	Primary	Secondary	College	Private
1	Bridgwater College Academy Ofsted Rating: Requires improvement Pupils: 1595 Distance:0.33	☐	☒	☒	☐	☐
2	St John and St Francis Church School Ofsted Rating: Good Pupils: 405 Distance:0.34	☐	☒	☐	☐	☐
3	Bridgwater and Taunton College Ofsted Rating: Good Pupils:0 Distance:0.5	☐	☐	☒	☐	☐
4	Eastover Primary School Ofsted Rating: Good Pupils: 412 Distance:0.76	☐	☒	☐	☐	☐
5	Willowdown Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:1.02	☐	☒	☐	☐	☐
6	Northgate Primary School Ofsted Rating: Good Pupils: 256 Distance:1.24	☐	☒	☐	☐	☐
7	Polden Bower School Ofsted Rating: Good Pupils: 223 Distance:1.33	☐	☐	☒	☐	☐
8	Robert Blake School Ofsted Rating: Requires improvement Pupils: 1046 Distance:1.4	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Bridge School Sedgemoor Ofsted Rating: Good Pupils: 59 Distance:1.41	☐	☐	☒	☐	☐
10	Hamp Nursery and Infants' School Ofsted Rating: Good Pupils: 273 Distance:1.49	☐	☒	☐	☐	☐
11	Hamp Academy Ofsted Rating: Good Pupils: 329 Distance:1.49	☐	☒	☐	☐	☐
12	Chilton Trinity School Ofsted Rating: Requires improvement Pupils: 970 Distance:1.51	☐	☐	☒	☐	☐
13	Somerset Bridge Primary School Ofsted Rating: Good Pupils: 408 Distance:1.57	☐	☒	☐	☐	☐
14	Westover Green Community School and Autism Centre Ofsted Rating: Good Pupils: 405 Distance:1.58	☐	☒	☐	☐	☐
15	St Joseph's Catholic Primary School, Bridgwater Ofsted Rating: Good Pupils: 206 Distance:1.83	☐	☒	☐	☐	☐
16	Haygrove School Ofsted Rating: Good Pupils: 1066 Distance:2.04	☐	☐	☒	☐	☐

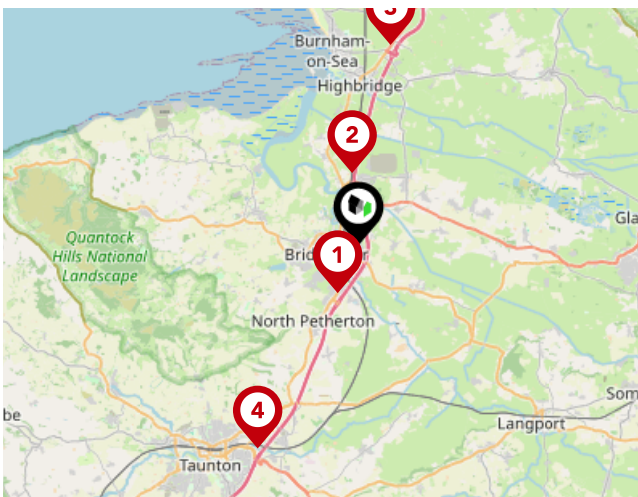
Area Transport (National)

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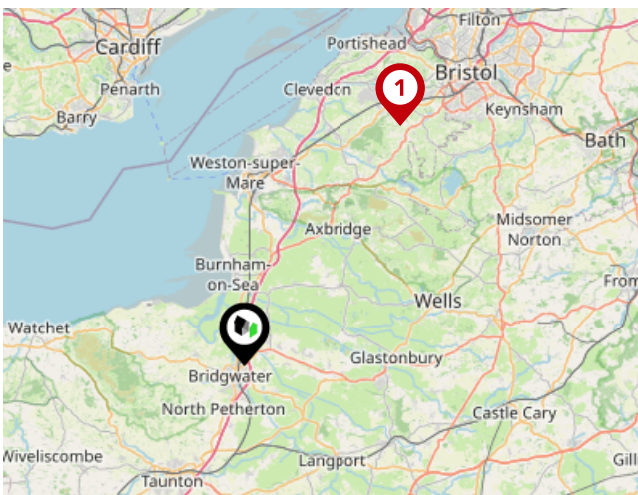
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.61 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.19 miles
3	Taunton Rail Station	9.11 miles
4	Bishop's Lydeard Rail Station	10.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	1.96 miles
2	M5 J23	2.67 miles
3	M5 J22	7.55 miles
4	M5 J25	8.47 miles



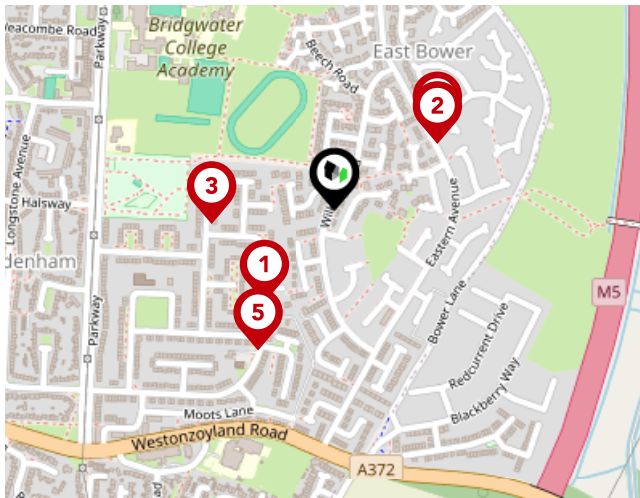
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	21.2 miles

Area

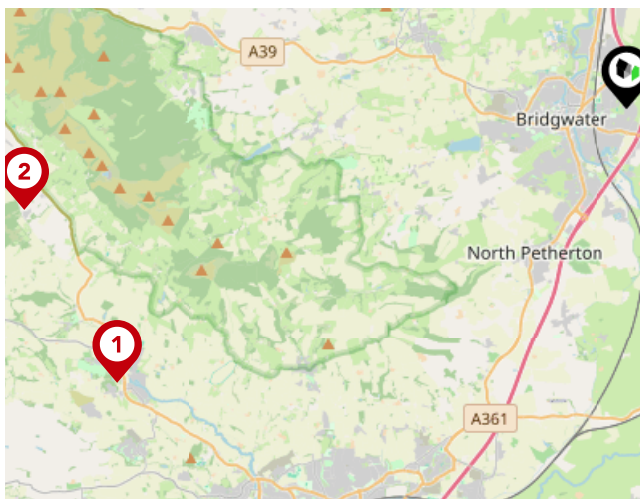
Transport (Local)

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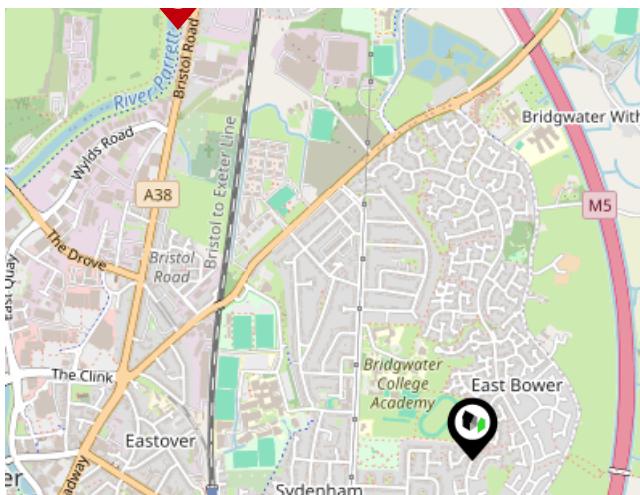
Bus Stops/Stations

Pin	Name	Distance
1	Moorland Road	0.13 miles
2	Tulip Tree Road	0.14 miles
3	Avalon Road	0.14 miles
4	Tulip Tree Road	0.14 miles
5	Salvation Army	0.18 miles



Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	10.75 miles
2	Crowcombe Heathfield (West Somerset Railway)	11.33 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	1.21 miles

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

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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Cooper and Tanner

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