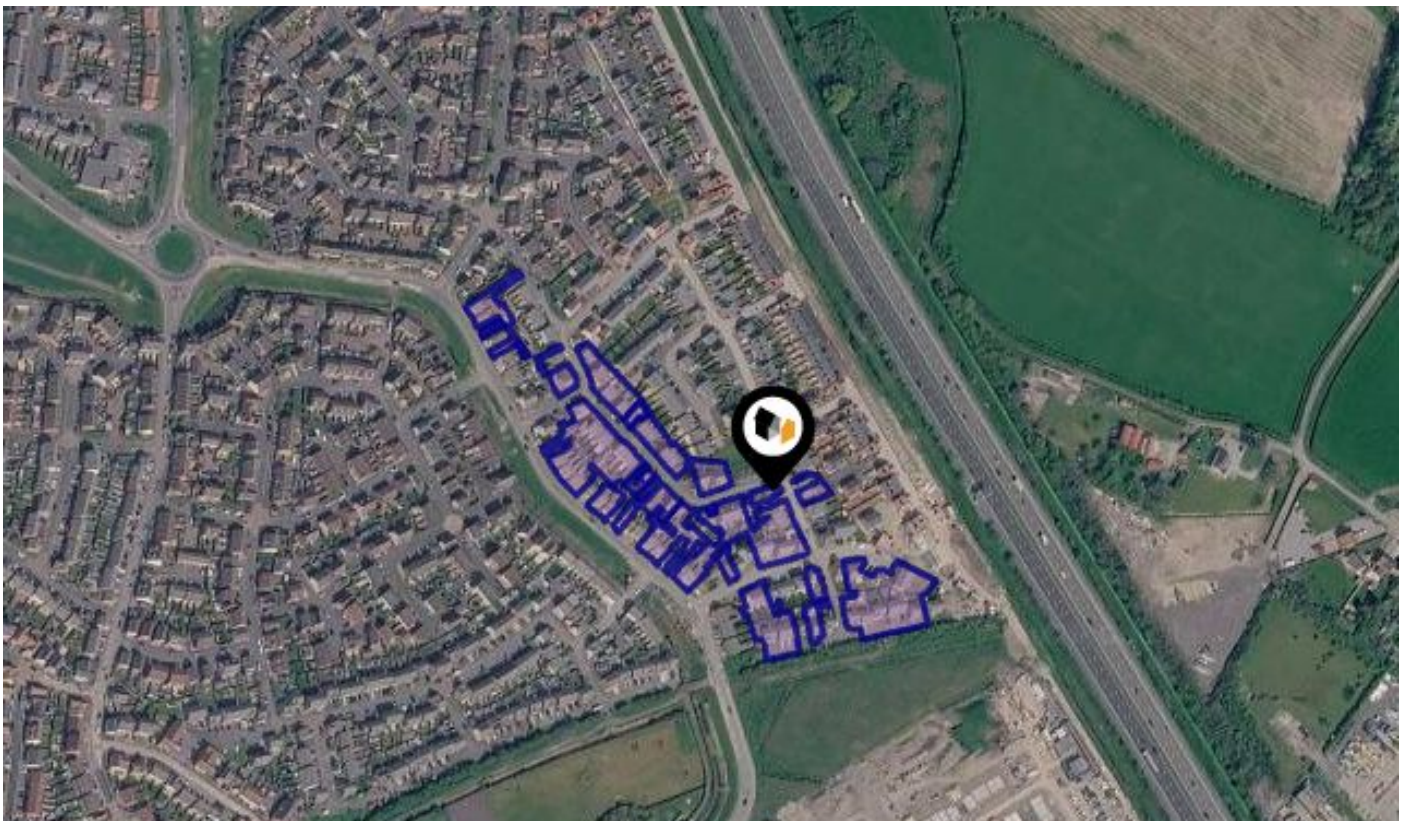




MIR: Material Info

The Material Information Affecting this Property
Friday 31st July 2026



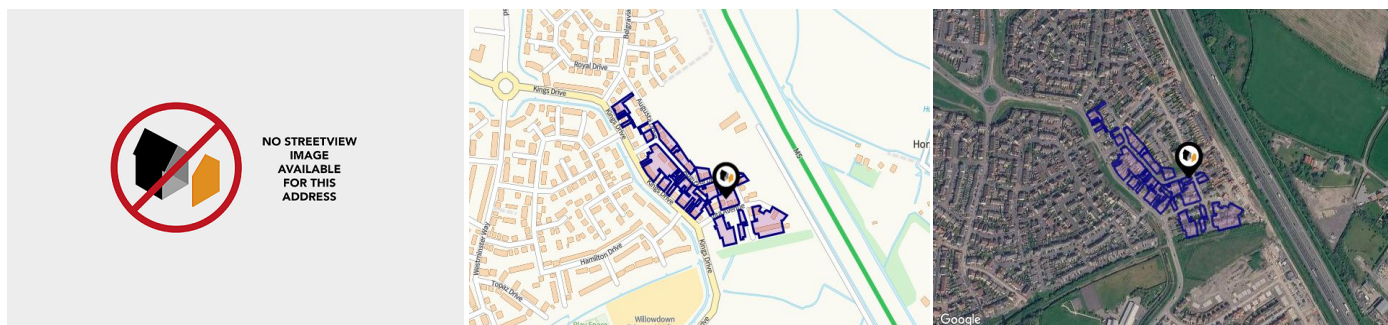
AUGUSTA DRIVE, BRIDGWATER, TA6

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:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	3.6 acres		
Year Built :	2019		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	ST362596		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

26 **1800**
mb/s mb/s



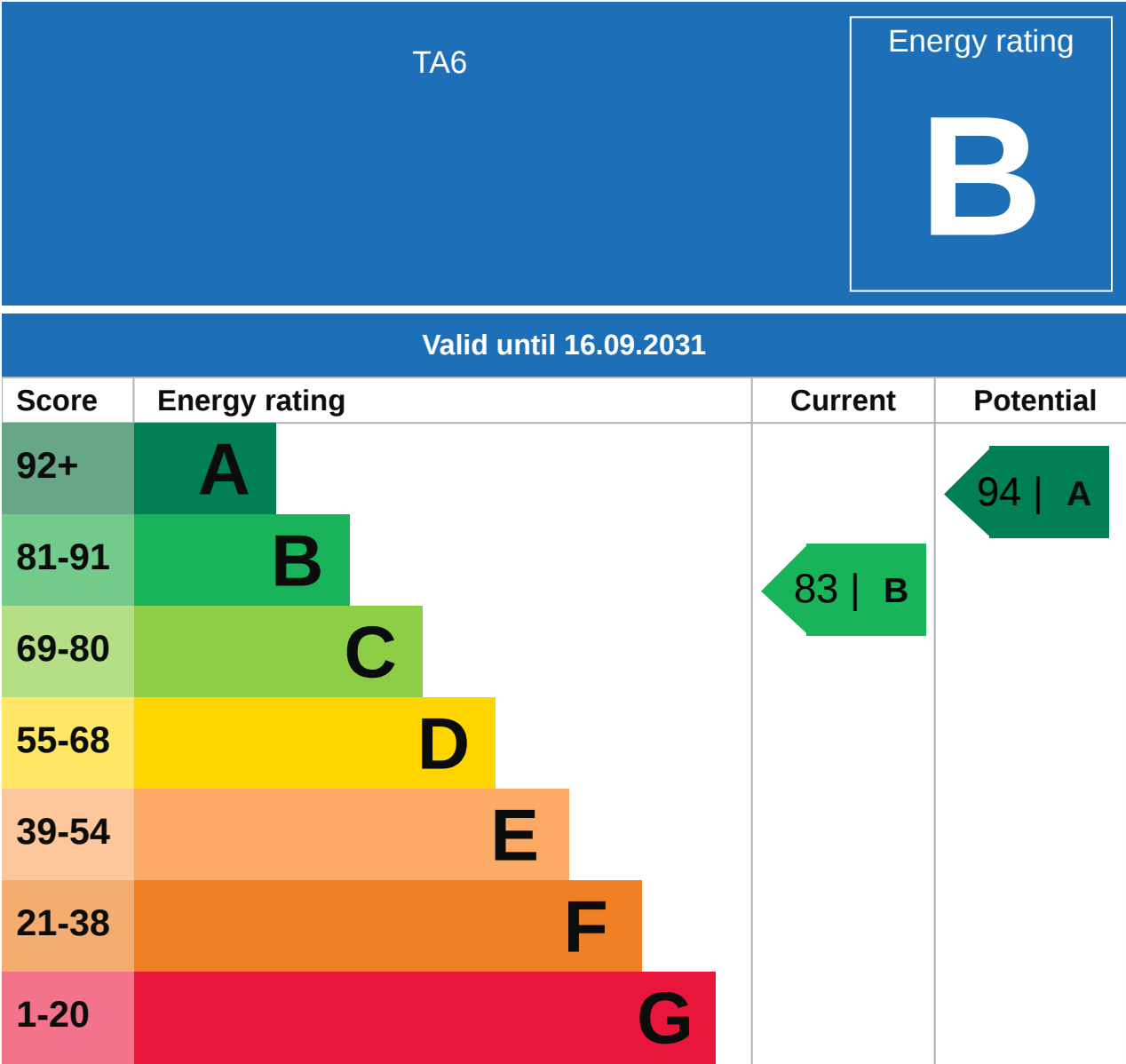
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Property

EPC - Additional Data

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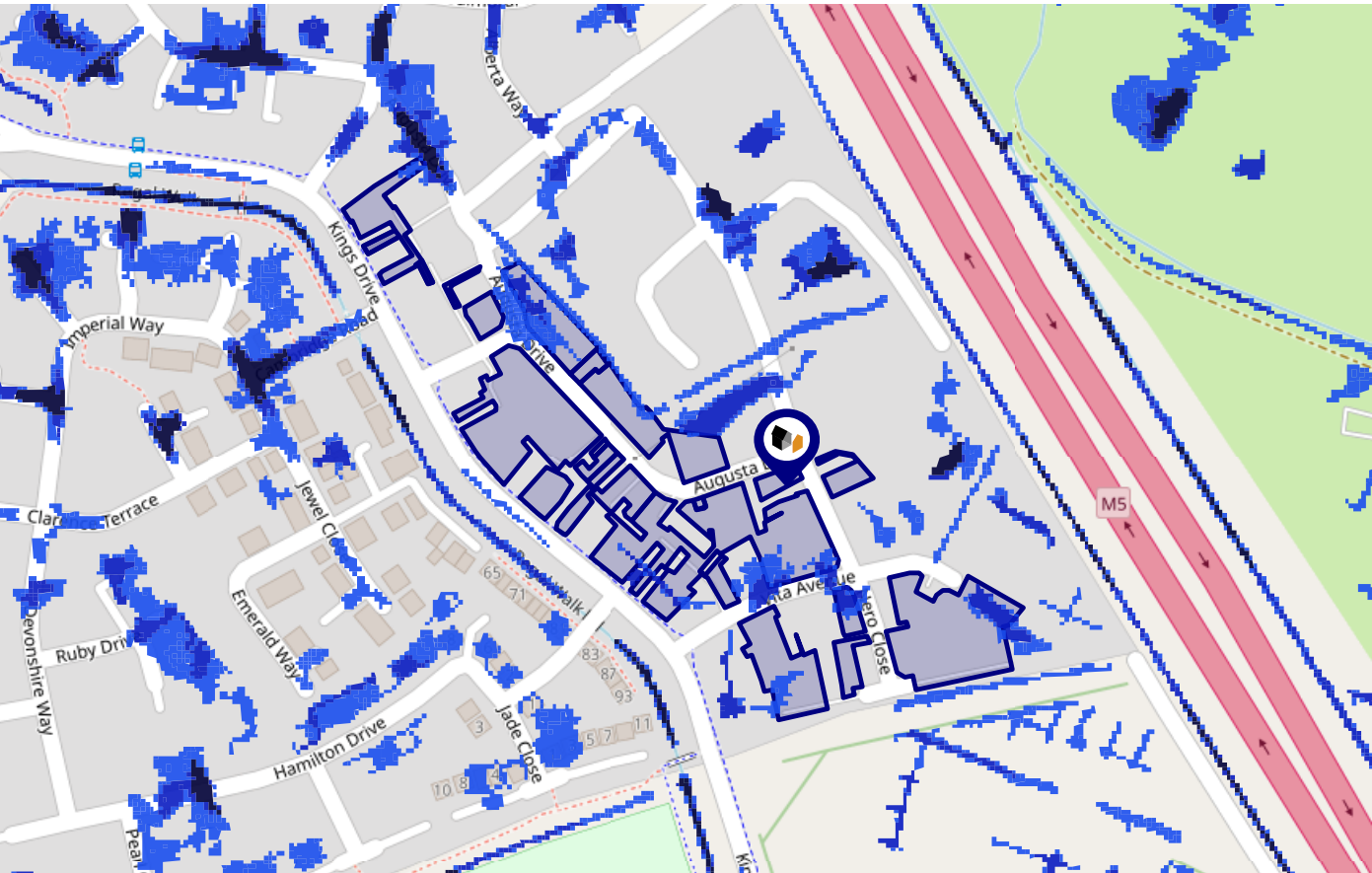
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m ² K
Total Floor Area:	89 m ²

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

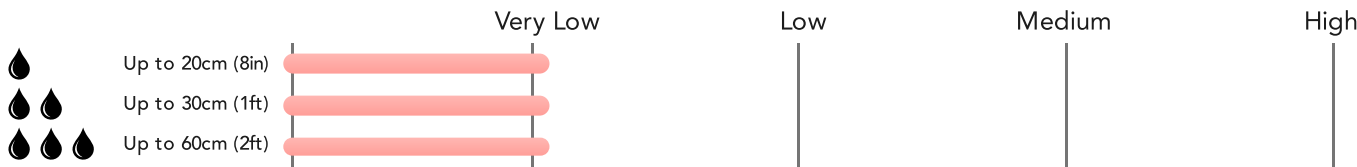


Risk Rating: Very low

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:

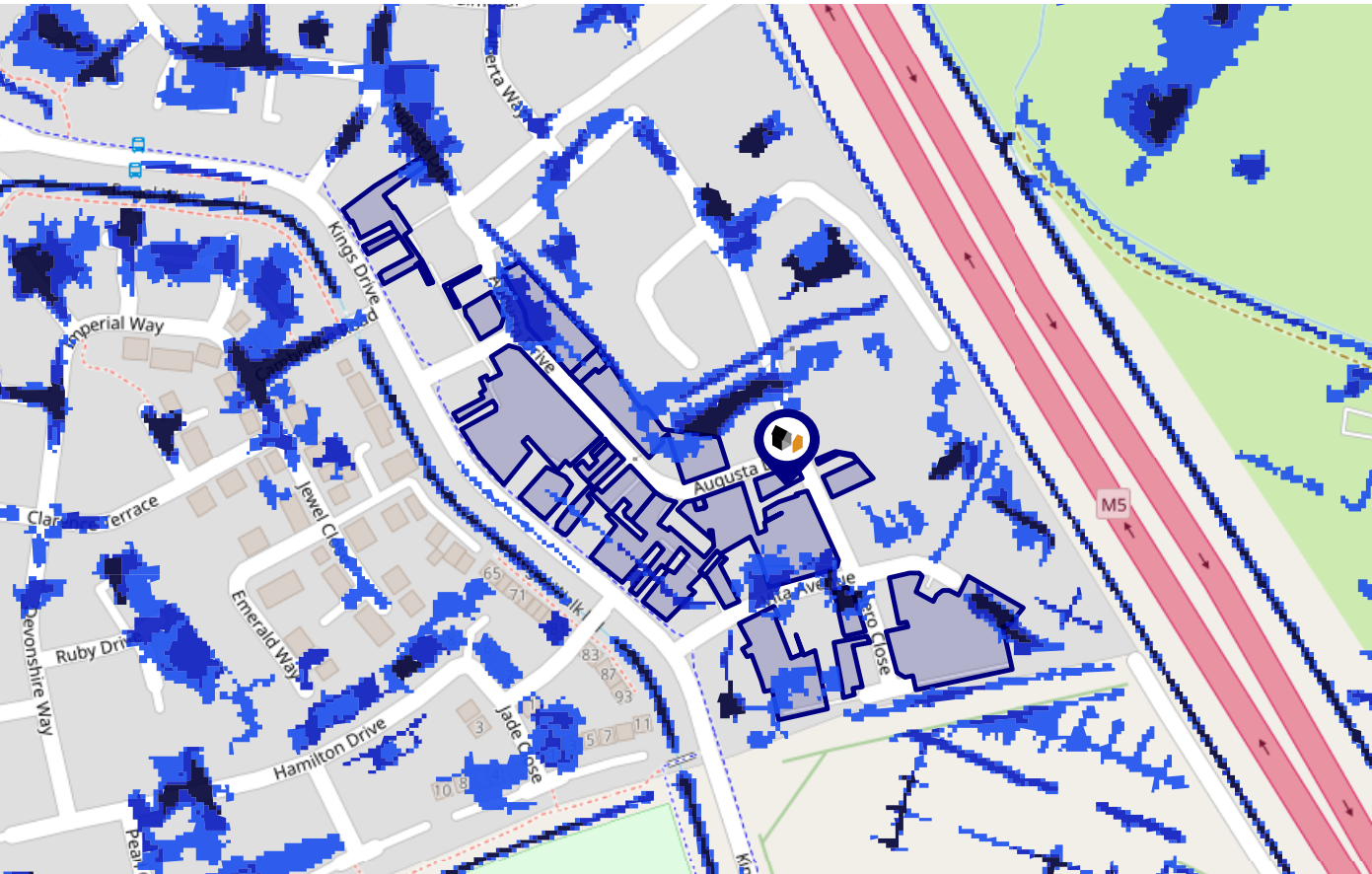


Flood Risk

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.

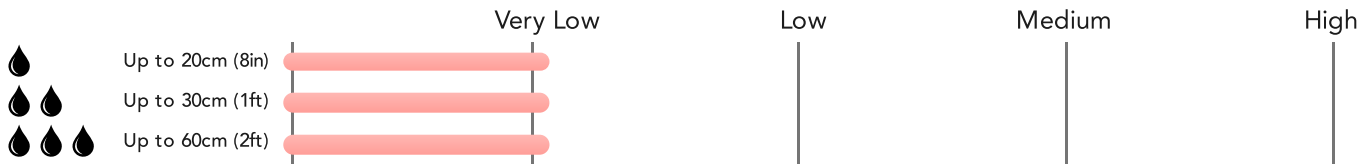


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



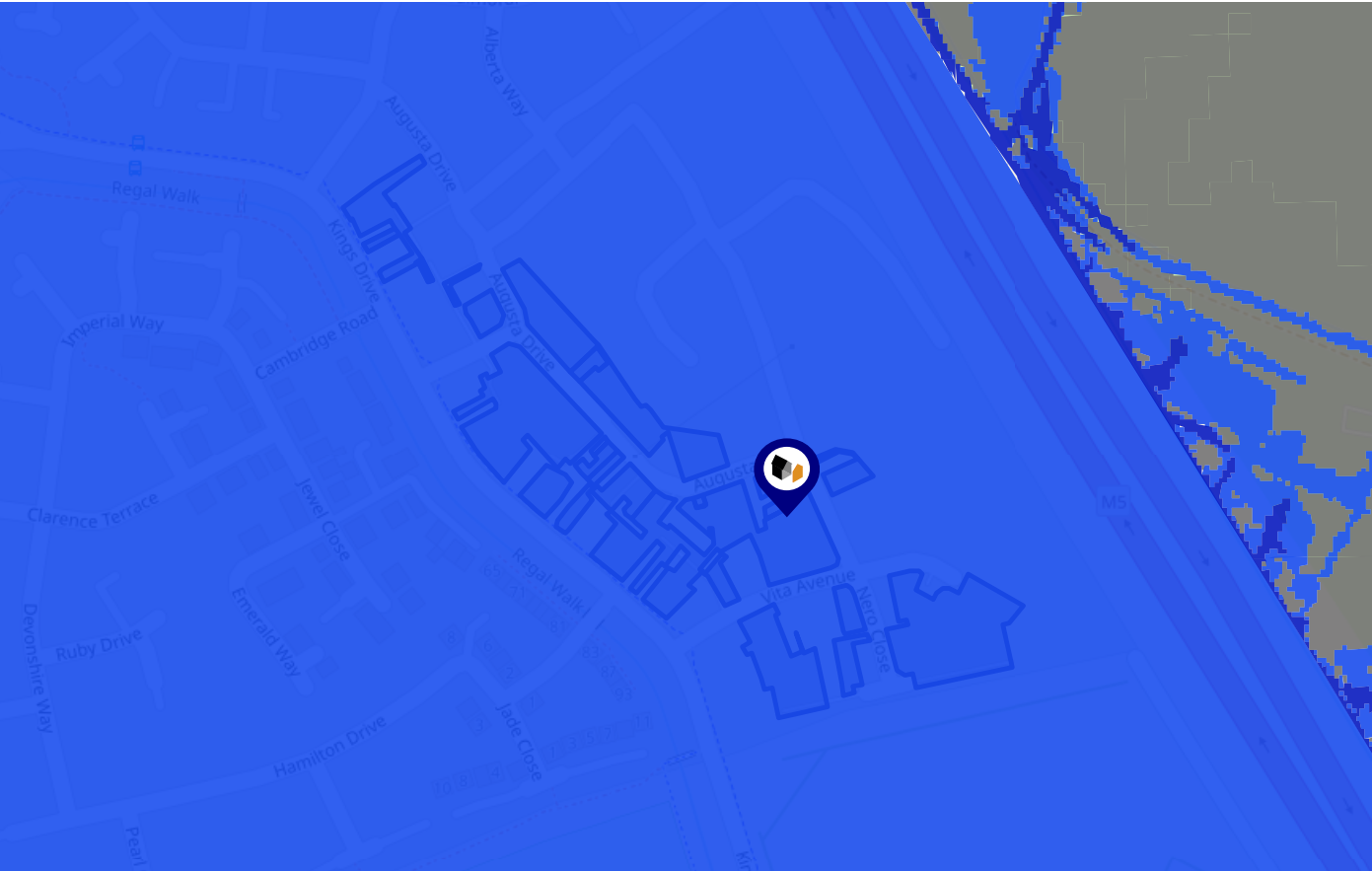
MIR - Material Info

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.

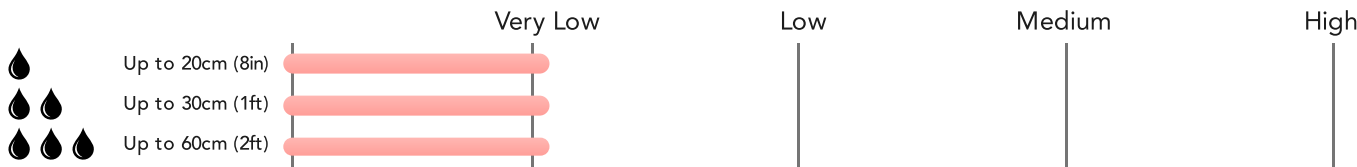


Risk Rating: Low

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.

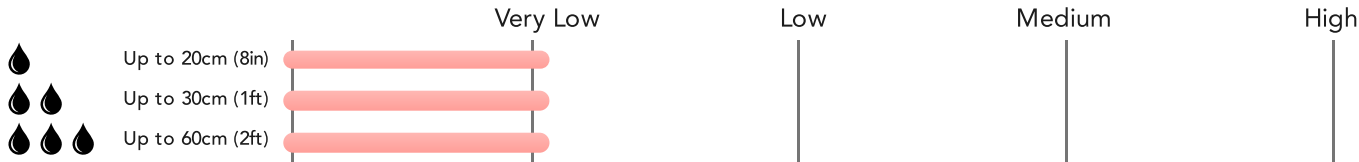


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

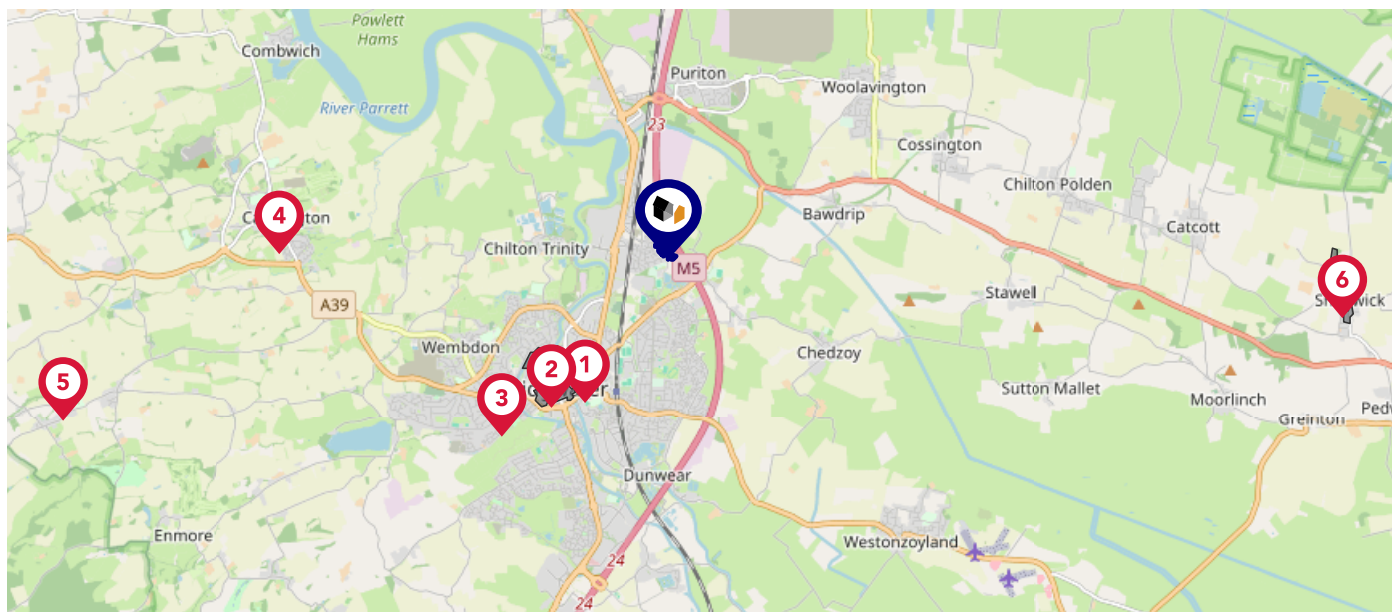


Maps

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



Cannington



Spaxton



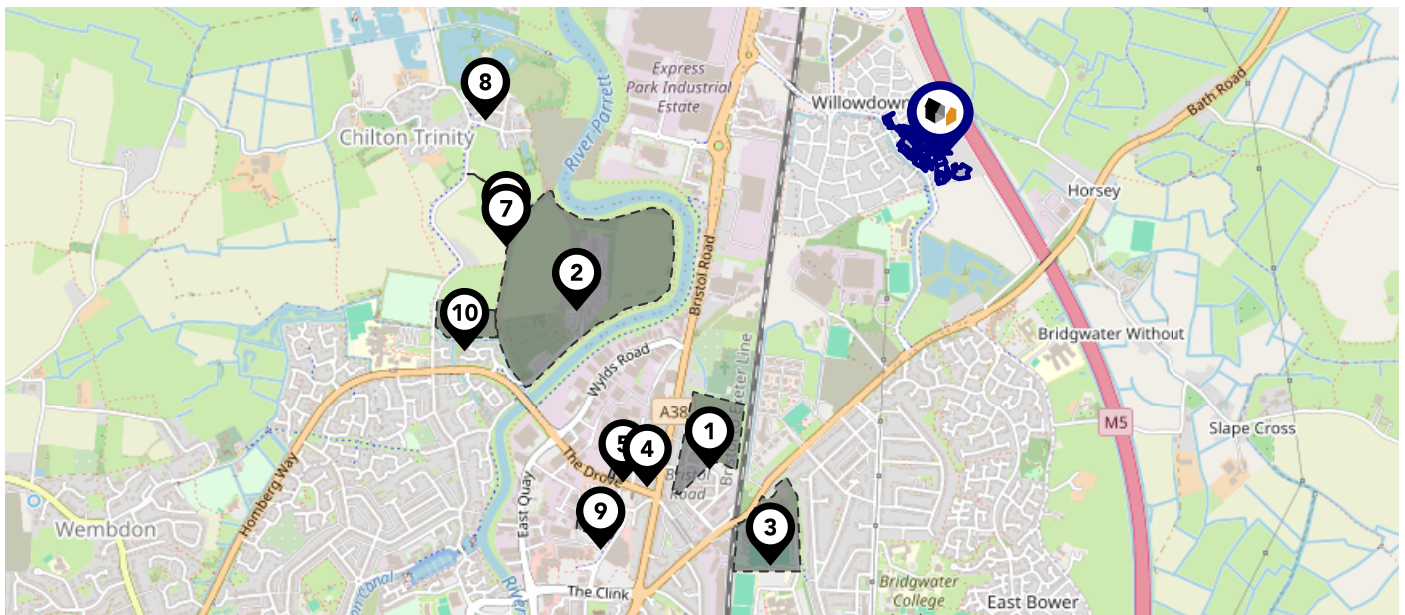
Shapwick

Maps

Landfill Sites

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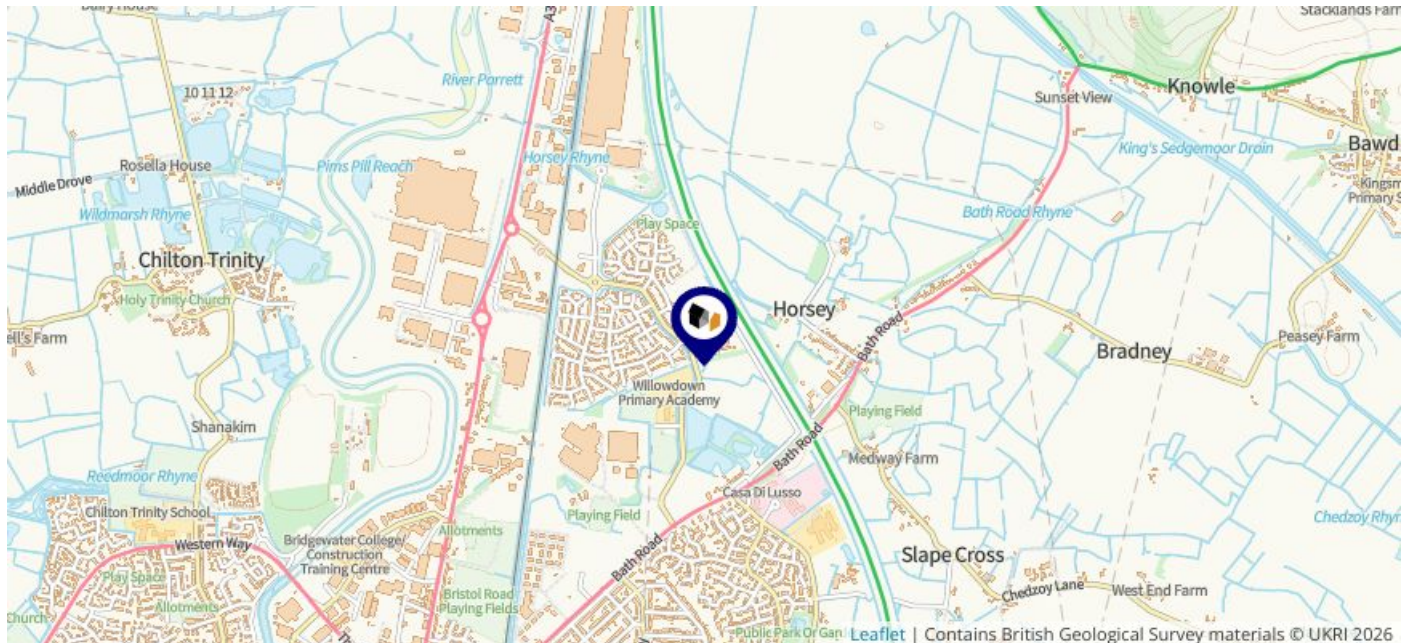
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Bristol Road-Bridgwater	Historic Landfill	
2	Saltlands Waste Disposal Site-Bridgwater, Somerset	Historic Landfill	
3	Bath Road-Bridgwater	Historic Landfill	
4	Pit off The Drove-Bridgwater, Somerset	Historic Landfill	
5	Land at Bristol Road-Bridgwater, Somerset	Historic Landfill	
6	Chilton Trinity former Clay Pits-Chilton Trinity, Bridgwater, Somerset	Historic Landfill	
7	Flooded Pits-Chilton Trinity	Historic Landfill	
8	Squares Road-Chilton Trinity	Historic Landfill	
9	The Leggar-Sydenham, Bridgwater	Historic Landfill	
10	Land at Saltlands-Bridgwater, 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.

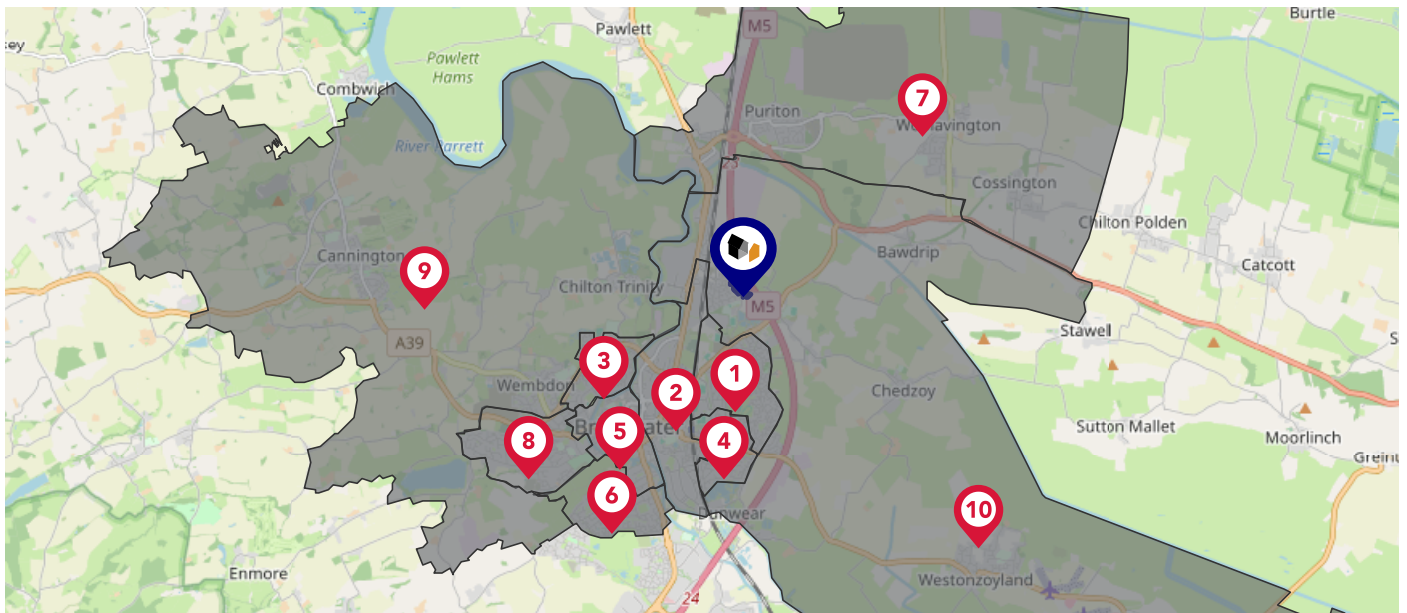
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

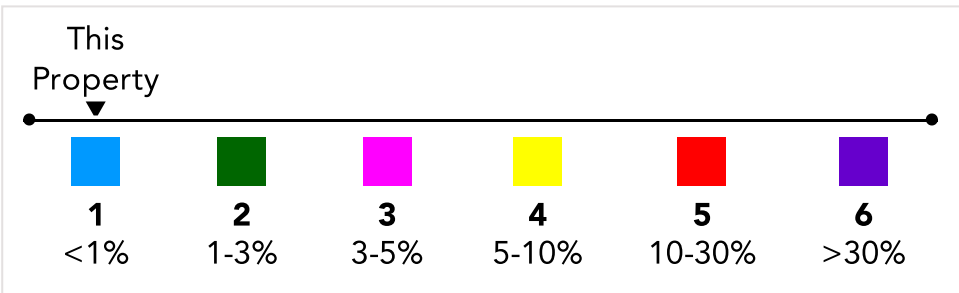
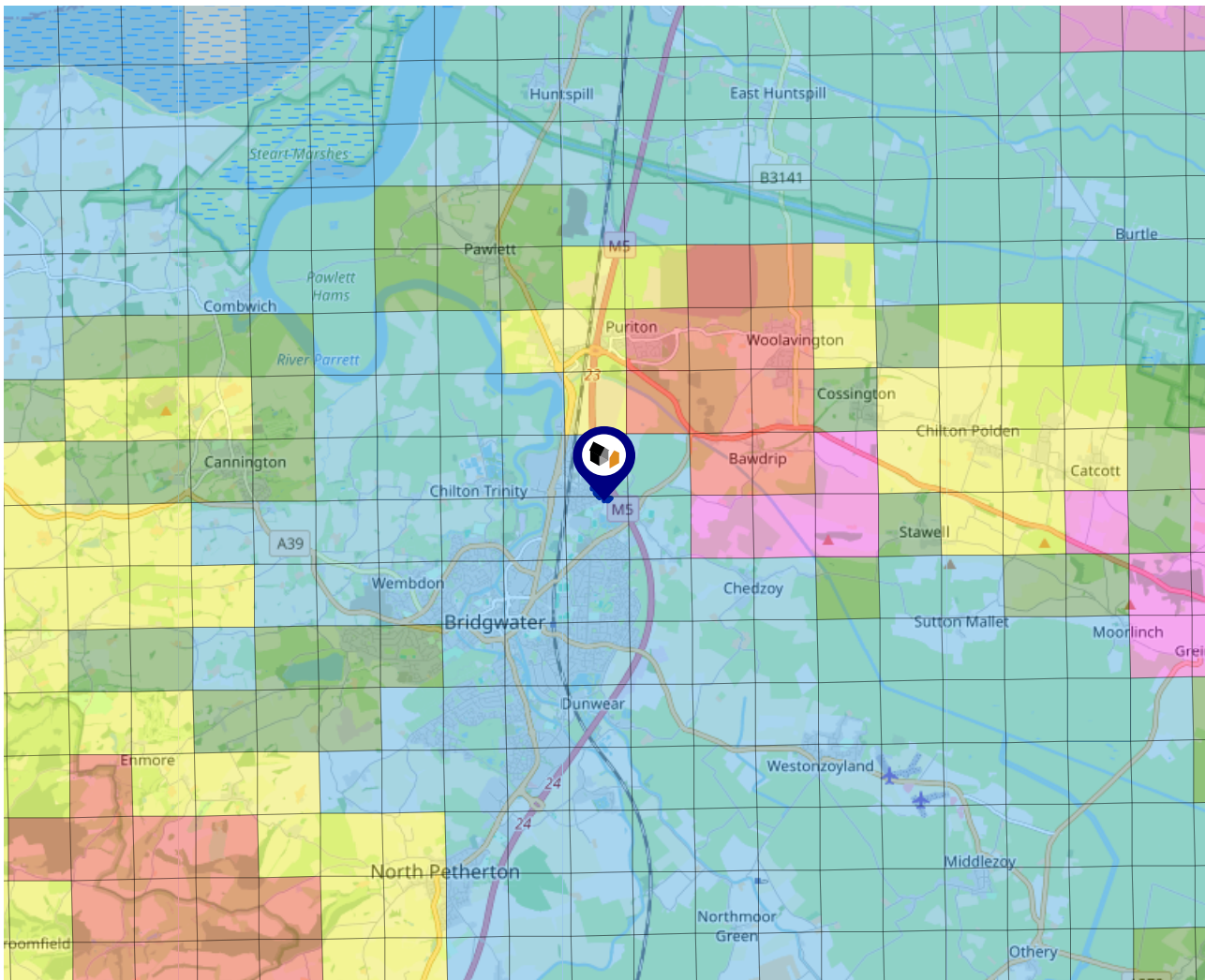


Nearby Council Wards

-  Bridgwater Fairfax Ward
-  Bridgwater Eastover Ward
-  Bridgwater Victoria Ward
-  Bridgwater Dunwear Ward
-  Bridgwater Westover Ward
-  Bridgwater Hamp Ward
-  Puriton and Woolavington Ward
-  Bridgwater Wyndham Ward
-  Cannington and Wembdon Ward
-  King's Isle Ward

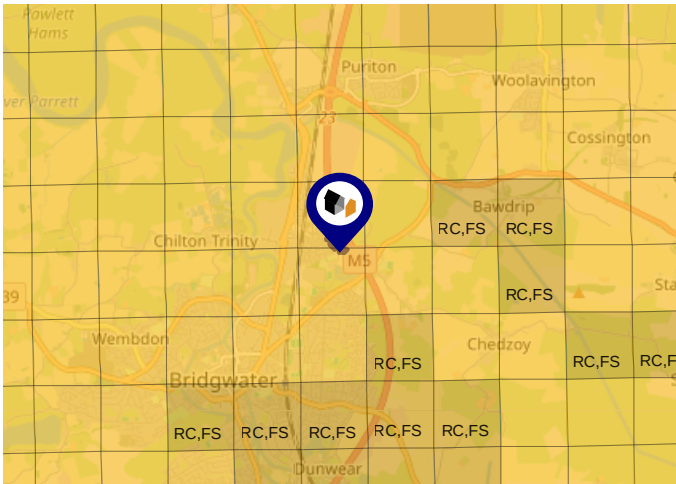
What is Radon?

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 SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

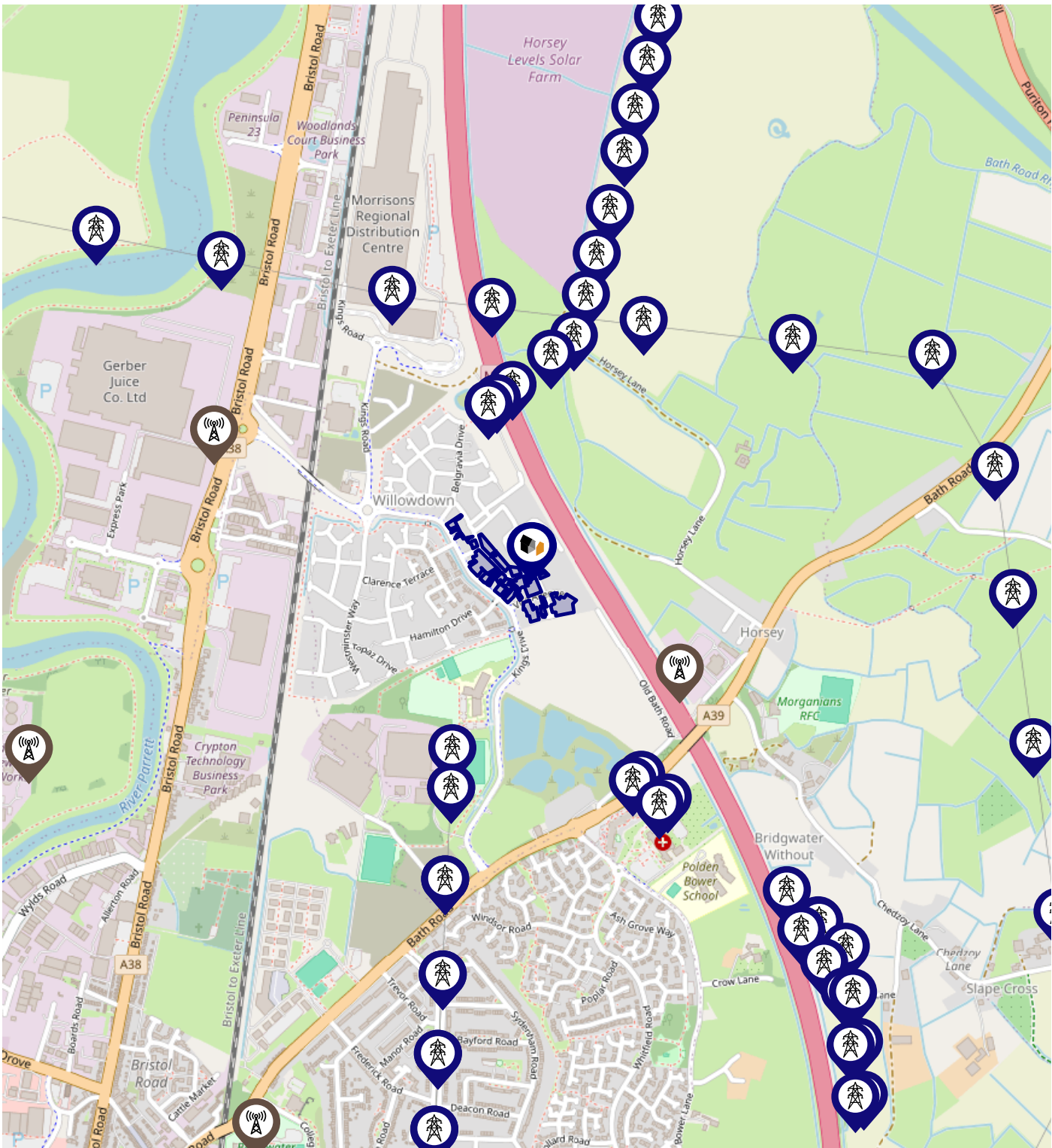


Primary Classifications (Most Common Clay Types)

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:

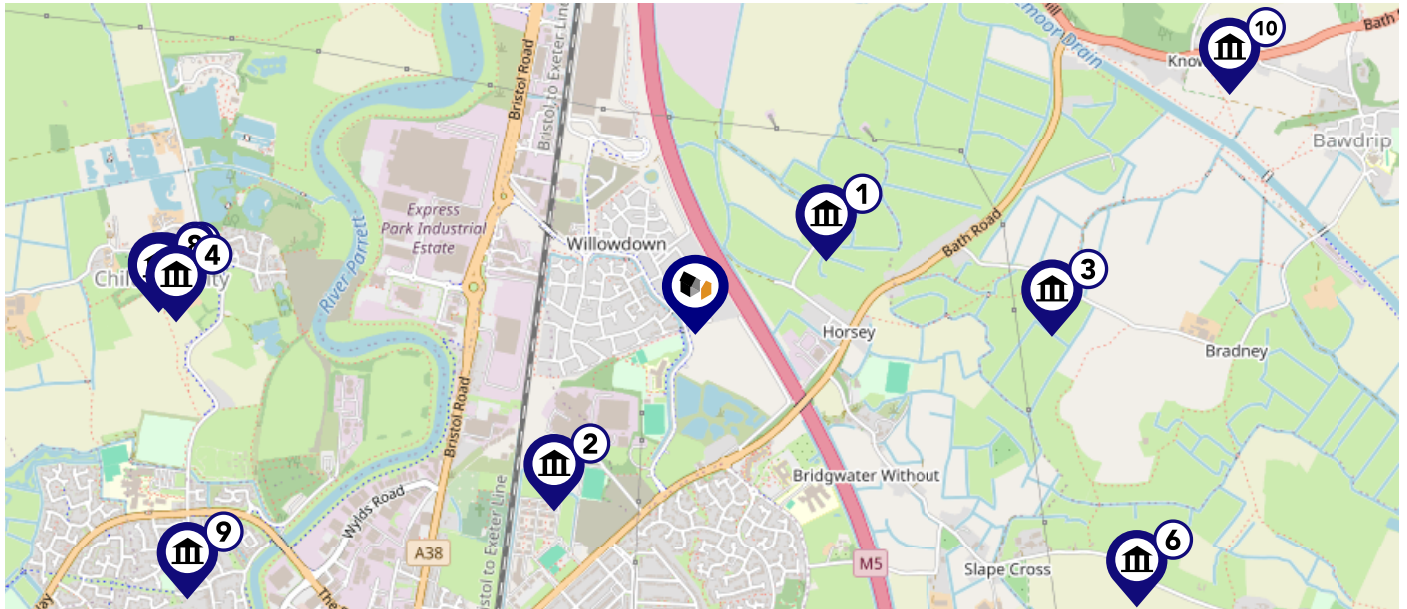
-  Power Pylons
-  Communication Masts

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
 1393414 - Horsey Manor Farm	Grade II	0.4 miles
 1297180 - Sydenham Manor House	Grade II	0.5 miles
 1060156 - Bradney House With Wall Bounding Driveway Entrance And Roadside	Grade II	0.8 miles
 1344900 - Braddocks Cottage	Grade II	1.2 miles
 1237236 - Vestery And Sunday School Room, Adjacent To East End Of The Church Of The Holy Trinity	Grade II	1.2 miles
 1060108 - West End Farmhouse	Grade II	1.2 miles
 1264231 - Church Of The Holy Trinity	Grade II	1.2 miles
 1059068 - Socket Of Former Churchyard Cross, In The Churchyard, Adjacent To South Porch, Church Of The Holy Trinity	Grade II	1.2 miles
 1205648 - Crown Mills	Grade II	1.3 miles
 1344672 - Manor Farmhouse	Grade II	1.4 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

Mains

Central Heating

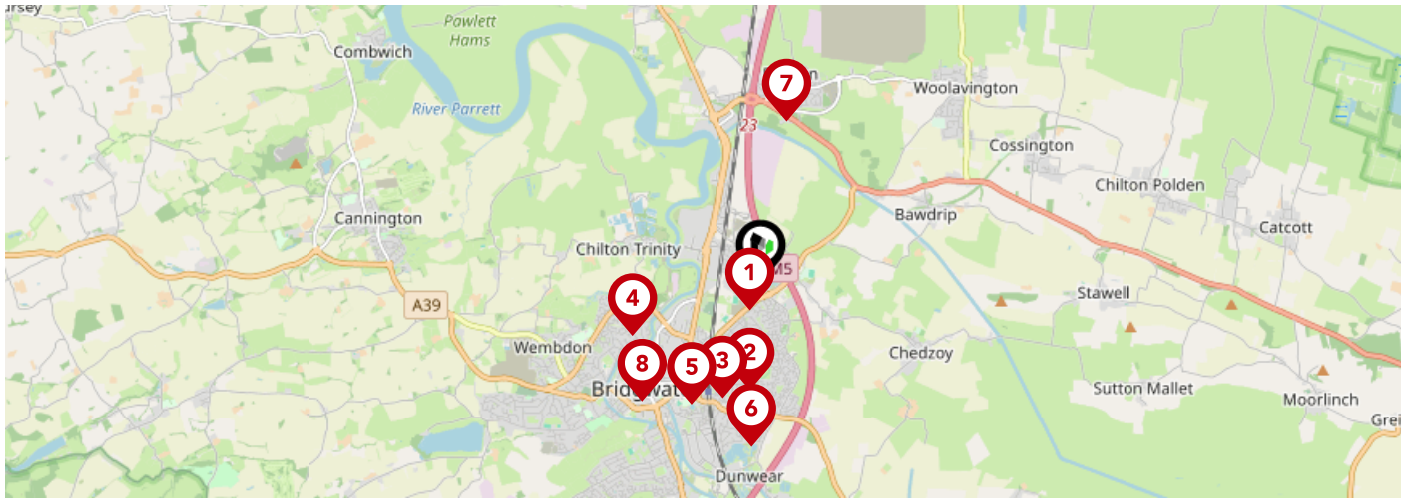
Gas Central Heating

Water Supply

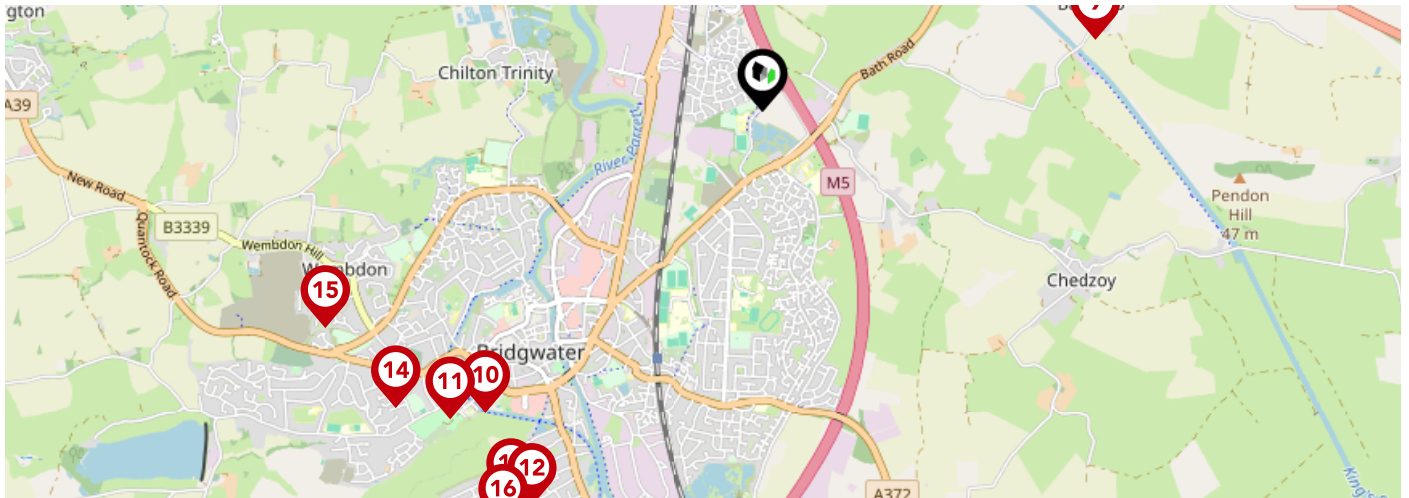
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Willowdown Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:0.27	☐	☒	☐	☐	☐
2	Bridgwater College Academy Ofsted Rating: Requires improvement Pupils: 1595 Distance:1	☐	☒	☒	☐	☐
3	Bridgwater and Taunton College Ofsted Rating: Good Pupils:0 Distance:1.12	☐	☐	☒	☐	☐
4	Chilton Trinity School Ofsted Rating: Requires improvement Pupils: 970 Distance:1.29	☐	☐	☒	☐	☐
5	Eastover Primary School Ofsted Rating: Good Pupils: 412 Distance:1.29	☐	☒	☐	☐	☐
6	St John and St Francis Church School Ofsted Rating: Good Pupils: 405 Distance:1.52	☐	☒	☐	☐	☐
7	Puriton Primary School Ofsted Rating: Good Pupils: 208 Distance:1.53	☐	☒	☐	☐	☐
8	Northgate Primary School Ofsted Rating: Good Pupils: 256 Distance:1.57	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Kingsmoor Primary School Ofsted Rating: Good Pupils: 176 Distance:1.59	☐	☒	☐	☐	☐
10	The Bridge School Sedgemoor Ofsted Rating: Good Pupils: 59 Distance:1.9	☐	☐	☒	☐	☐
11	Westover Green Community School and Autism Centre Ofsted Rating: Good Pupils: 405 Distance:2.04	☐	☒	☐	☐	☐
12	Polden Bower School Ofsted Rating: Good Pupils: 223 Distance:2.13	☐	☐	☒	☐	☐
13	Robert Blake School Ofsted Rating: Requires improvement Pupils: 1046 Distance:2.15	☐	☐	☒	☐	☐
14	St Joseph's Catholic Primary School, Bridgwater Ofsted Rating: Good Pupils: 206 Distance:2.2	☐	☒	☐	☐	☐
15	Wembdon St George's Church School Ofsted Rating: Good Pupils: 319 Distance:2.27	☐	☒	☐	☐	☐
16	Hamp Nursery and Infants' School Ofsted Rating: Good Pupils: 273 Distance:2.27	☐	☒	☐	☐	☐

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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