



MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd September 2026



SHEPPARDS BARTON, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

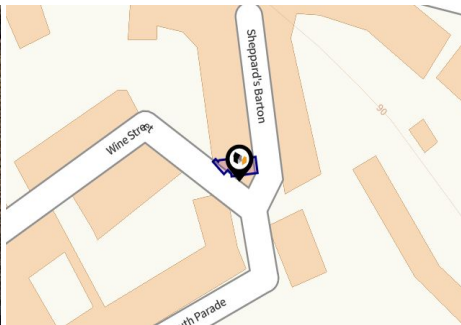
frome@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.01 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	ST103031		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	Frome	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	84	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning History This Address

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Planning records for: *Sheppards Barton, Frome, BA11*

Reference - 2011/0920	
Decision:	Approval with Conditions
Date:	13th April 2011
Description:	Internal & external alterations including demolition of single outbuilding & replacement windows

Planning records for: *13 Sheppards Barton Frome Somerset BA11 1EL*

Reference - 2024/0784/LBC
Decision: Decided
Date: 30th April 2024
Description: Alteration of rear outshot door and window

Reference - 2023/1459/LBC
Decision: Decided
Date: 31st July 2023
Description: Localised external repointing with lime mortar, installation of new boiler flue and lead slate in outshot roof, internal structural masonry stitching to cracks. Replace of gypsum plaster internally with lime plaster. Remove rear yard deck and construct a new French drain below Blue Lias paving (amended)

Reference - 15/24/00003
Decision: Registered
Date: 30th April 2024
Description: Extension to existing village cricket pavilion to provide changing facilities.

Reference - 2024/0783/FUL
Decision: Decided
Date: 30th April 2024
Description: Alteration of rear outshot door and window

Planning records for: **15 Sheppards Barton Frome Somerset BA11 1EL**

Reference - 2023/0237/HSE
Decision: Decided
Date: 07th February 2023
Description: Create kitchen in current dining room, new ground floor bathroom & first floor WC. Insulate roof spaces & install secondary glazing. Replace existing timber lintels and areas of cementitious pointing with new lime mortar. Replace gas boiler & central heating system with new electric system. (Retrospective)

Reference - 2023/0238/LBC
Decision: Decided
Date: 07th February 2023
Description: Create kitchen in current dining room, new ground floor bathroom & first floor WC. Insulate roof spaces & install secondary glazing. Replace existing timber lintels and areas of cementitious pointing with new lime mortar. Replace gas boiler & central heating system with new electric system. (Retrospective).

Planning records for: **7 Sheppards Barton, Frome, Somerset, BA11 1EL**

Reference - 2010/1556
Decision: No Objection
Date: 28th June 2010
Description: Proposed felling of/ works to trees in a conservation area.

Reference - 2011/1140
Decision: Approval with Conditions
Date: 03rd May 2011
Description: New dormer window and replacement window to rear. Internal alterations and repairs.

Planning records for: **7 Sheppards Barton Frome Somerset BA11 1EL**

Reference - 2015/2454/TCA	
Decision:	TPO Not Required (No Objection)
Date:	14th October 2015
Description:	Ash (T1) - fell

Reference - 2011/1141	
Decision:	Approval with Conditions
Date:	03rd May 2011
Description:	New dormer window and replacement window to rear. Internal alterations and repairs.

Reference - 2015/0061/LBC	
Decision:	Approval
Date:	13th January 2015
Description:	Interior alterations including taking out of the sash window and refitting the kitchen, the removal of existing single storey rear extension and outhouse and the construction of a single storey structure with conservation rooflights from the rear elevation.

Planning records for: **8 Sheppards Barton Frome BA11 1EL**

Reference - 2019/2121/APP	
Decision:	Decided
Date:	28th August 2019
Description:	Application for approval of details reserved by conditions 6 (schedule of works to garden store), on listed building consent 2019/1178/VRC.

Planning records for: **8 Sheppards Barton, Frome, Somerset, BA11 1EL**

Reference - 2013/0164
Decision: Withdrawn Date: 25th January 2013 Description: - Internal alterations and installation of rooflight (also contained within application no. 2012/2831) - Installation of internal insulation to the exterior walls - Creation of an enclosed landin in top bedroom
Reference - 2017/1876/LBC
Decision: Approval with Conditions Date: 07th July 2017 Description: Single Storey extension and new gated opening in an existing garden wall.
Reference - 2018/1850/APP
Decision: Decided Date: 18th July 2018 Description: Approval of details with regard to conditions 3 (Internal and External Joinery), 4 (Rainwater Goods), 5 (Shower Room pipe run details) and 7 (Method statement - making-good opening in garden wall) attached to 2017/1876/LBC
Reference - 2012/2831
Decision: Approval with Conditions Date: 28th November 2012 Description: Internal alteration and installation of a rooflight (west).

Planning records for: **8 Sheppards Barton Frome BA11 1EL**

Reference - 2018/1794/APP	
Decision:	Decided
Date:	18th July 2018
Description:	Application for approval of details reserved by conditions 3 (materials of wall and roof) on planning consent 2017/1752/HSE

Reference - 2019/2122/VRC	
Decision:	Decided
Date:	28th August 2019
Description:	Application to vary condition 2 (drawing nos.), 3 (external facing materials) of planning approval 2017/1752/HSE to install 1no. rooflight to extension and reconstruct shed to be used as a garden store. (Retrospective.)

Reference - 2017/1752/HSE	
Decision:	Approval with Conditions
Date:	07th July 2017
Description:	Single Storey extension and new gated opening in an existing garden wall.

Planning records for: **10 Sheppards Barton Frome Somerset BA11 1EL**

Reference - 2021/2928/FUL	
Decision:	Registered
Date:	30th December 2021
Description:	Demolition of existing garage buildings; erection of 21 No. dwellings; extension to existing barn dwelling; erection of new commercial garage building (sui generis); and associated access, landscaping and drainage works.

Planning records for: **10 Sheppards Barton Frome Somerset BA11 1EL**

Reference - 2025/1104/LBC
Decision: Decided
Date: 16th June 2025
Description: Replacement of window jambs & head to the front ground & first floor window surrounds, replacement of all front & rear windows.

Reference - 2025/1905/APP
Decision: Awaiting decision
Date: 21st October 2025
Description: Approval of details reserved by condition 3 (Stone replacement - Schedule of Repairs) on consent 2025/1104/LBC

Reference - 2024/1552/LBC
Decision: Registered
Date: 03rd September 2024
Description: Replace degraded stone jambs and heads on ground floor and first floor front windows. Remove paint from stone work surrounding front door

Planning records for: **20 Sheppards Barton Frome Somerset BA11 1EL**

Reference - 2023/0822/LBC
Decision: Decided
Date: 10th May 2023
Description: Replacement of windows to the front elevation of the property.

Planning records for: **2 Sheppards Barton Frome Somerset BA11 1EL**

Reference - 2021/0201/TCA	
Decision:	Decided
Date:	25th January 2021
Description:	Proposed works to tree/s in a Conservation Area: T1 (Cherry) - Fell.

Planning records for: **21 Sheppards Barton Frome Somerset BA11 1EL**

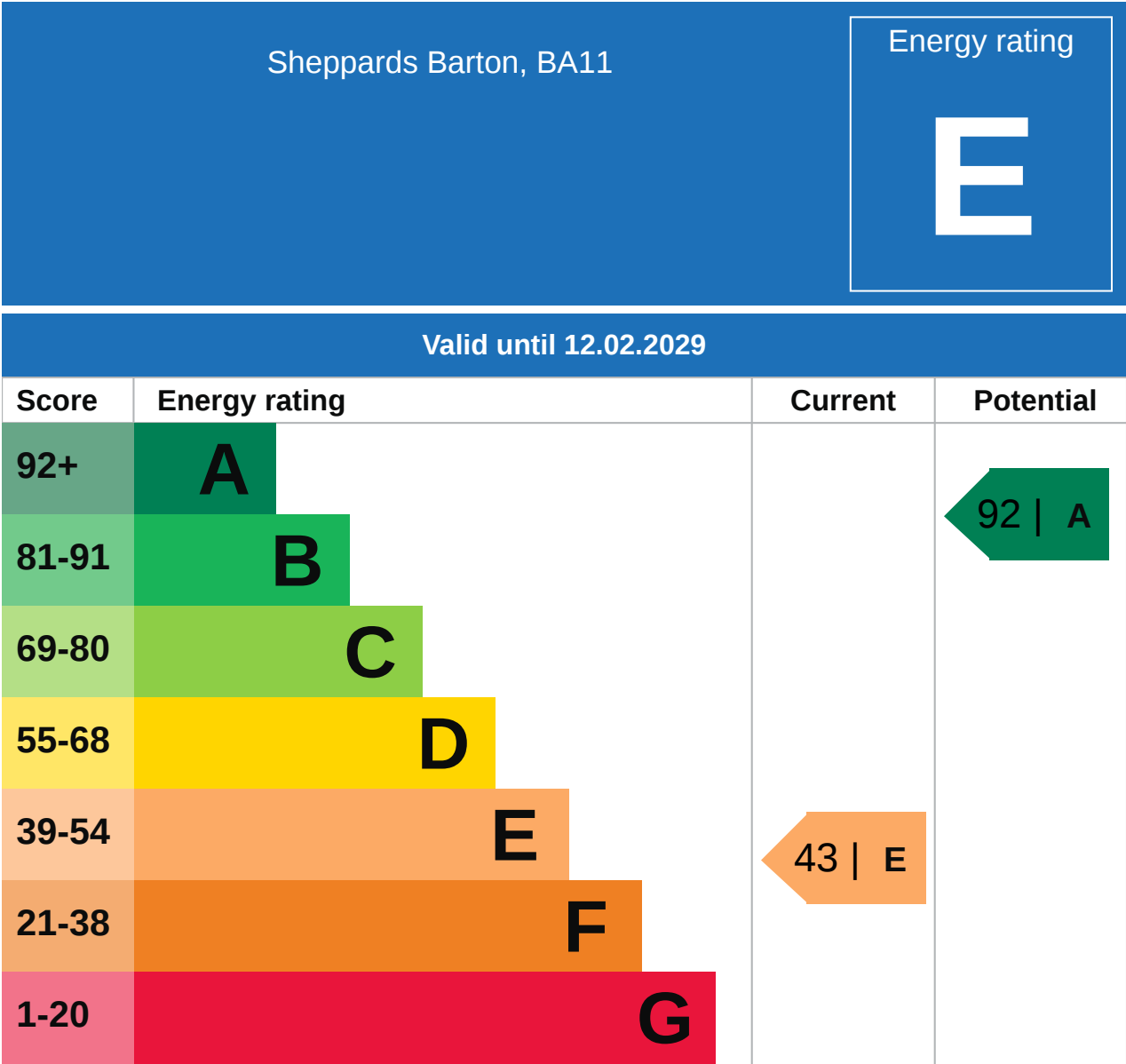
Reference - 2023/1713/LBC	
Decision:	Decided
Date:	07th September 2023
Description:	Replace existing kitchen structure and construction of rear extension. Installation of new kitchen.

Reference - 2014/0740/LBC	
Decision:	Approval with Conditions
Date:	08th April 2014
Description:	Internal alterations and the insertion of boiler flue.

Reference - 2023/1712/HSE	
Decision:	Decided
Date:	07th September 2023
Description:	Replace existing kitchen structure and construction of rear extension. Installation of new kitchen

Property
EPC - Certificate

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Property EPC - Additional Data

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Additional EPC Data

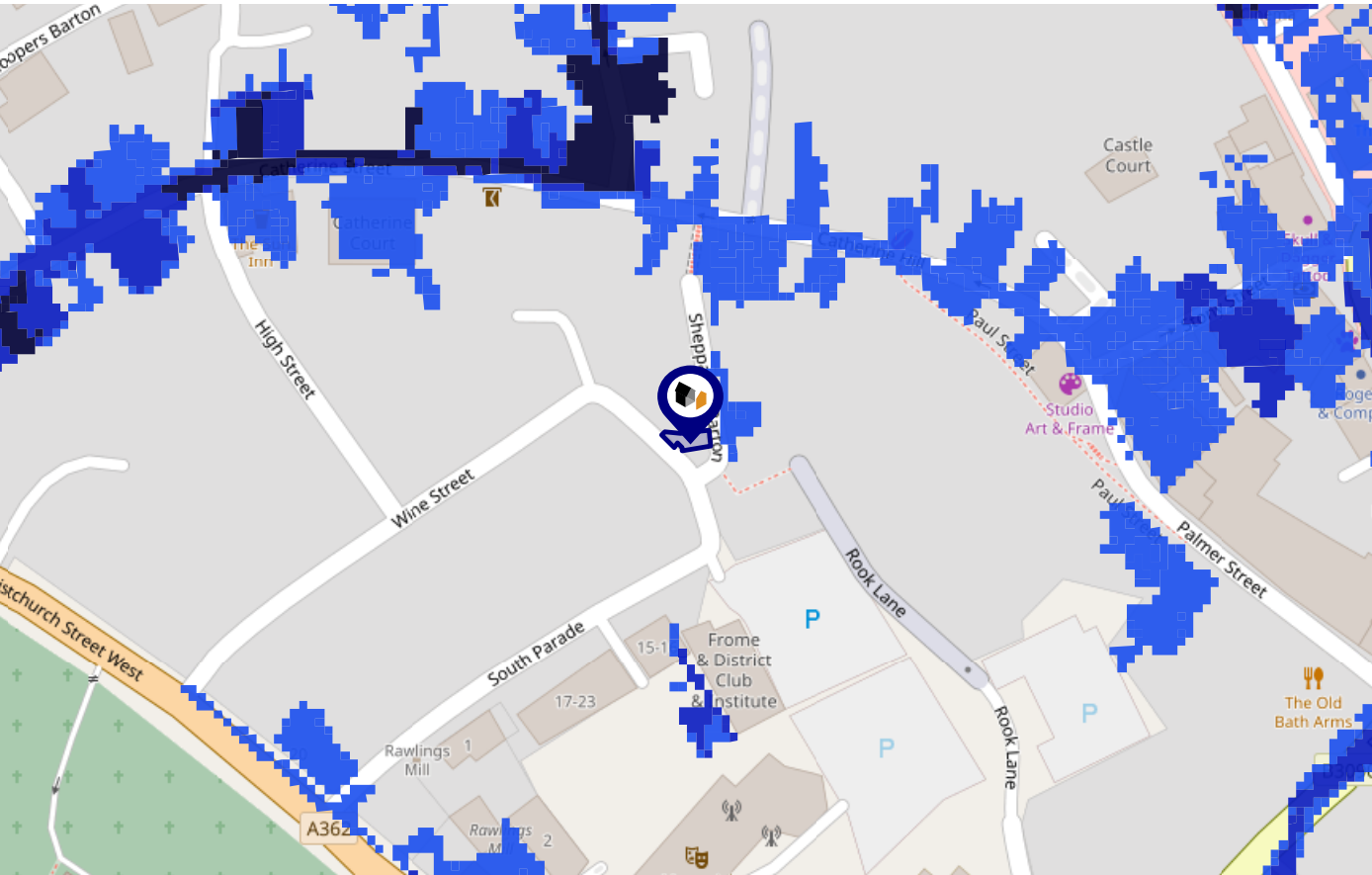
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	61 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.

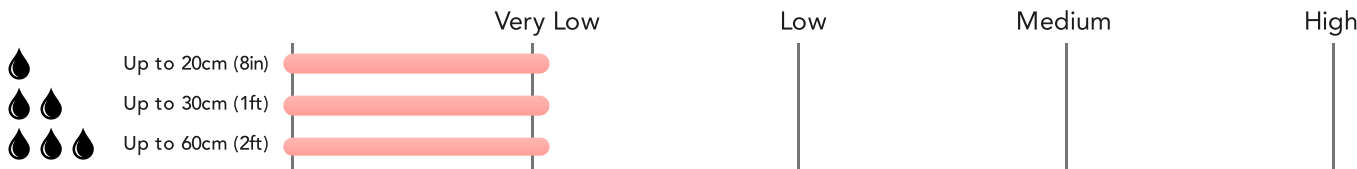


Risk Rating: Very low

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:

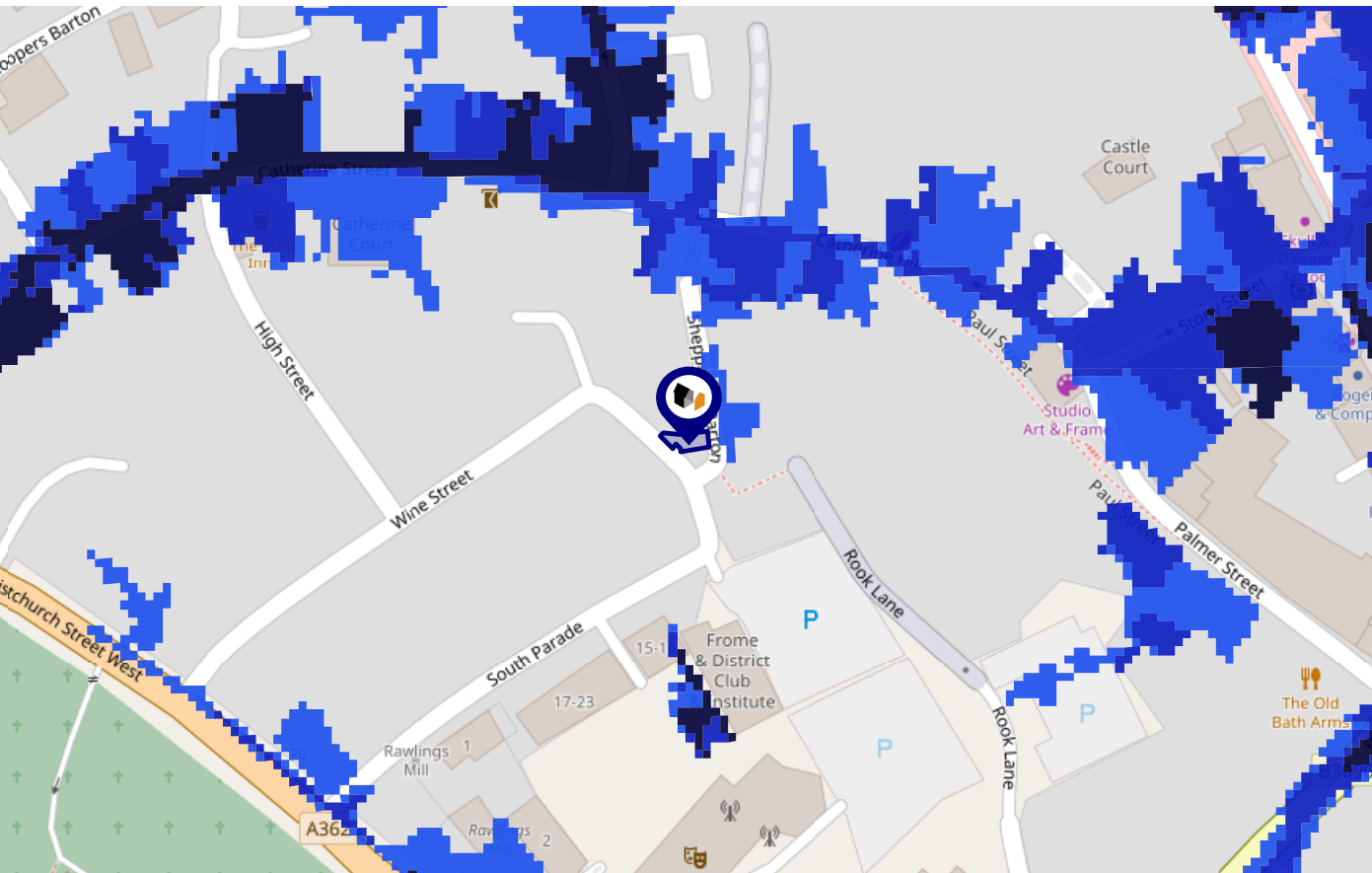


Flood Risk

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.

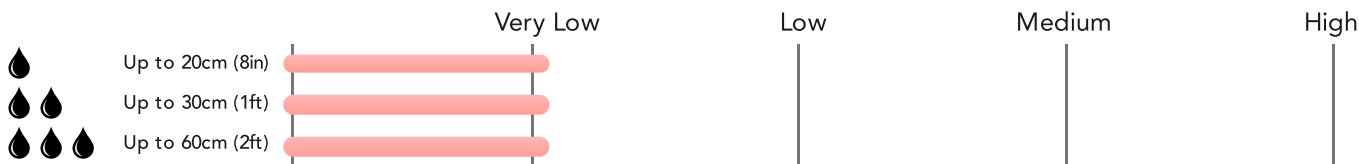


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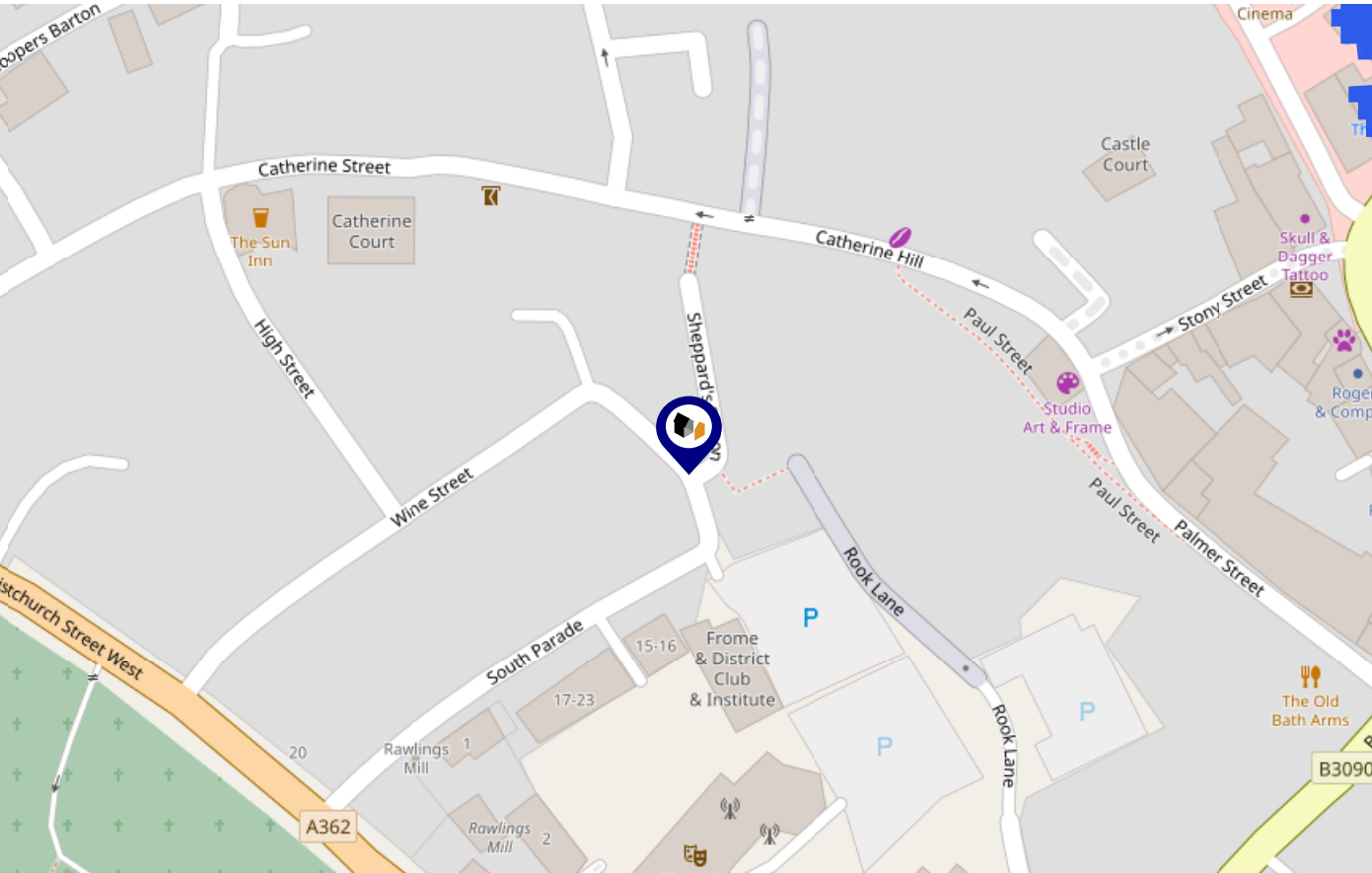
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Flood Risk

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.

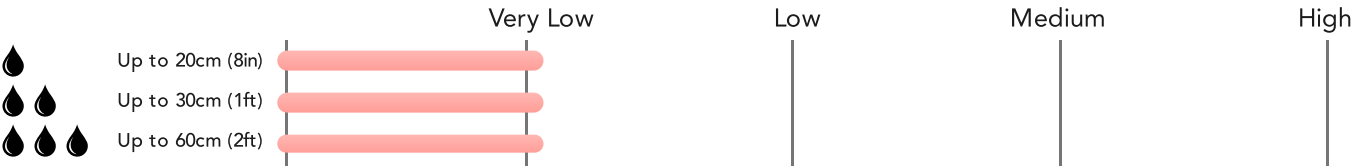


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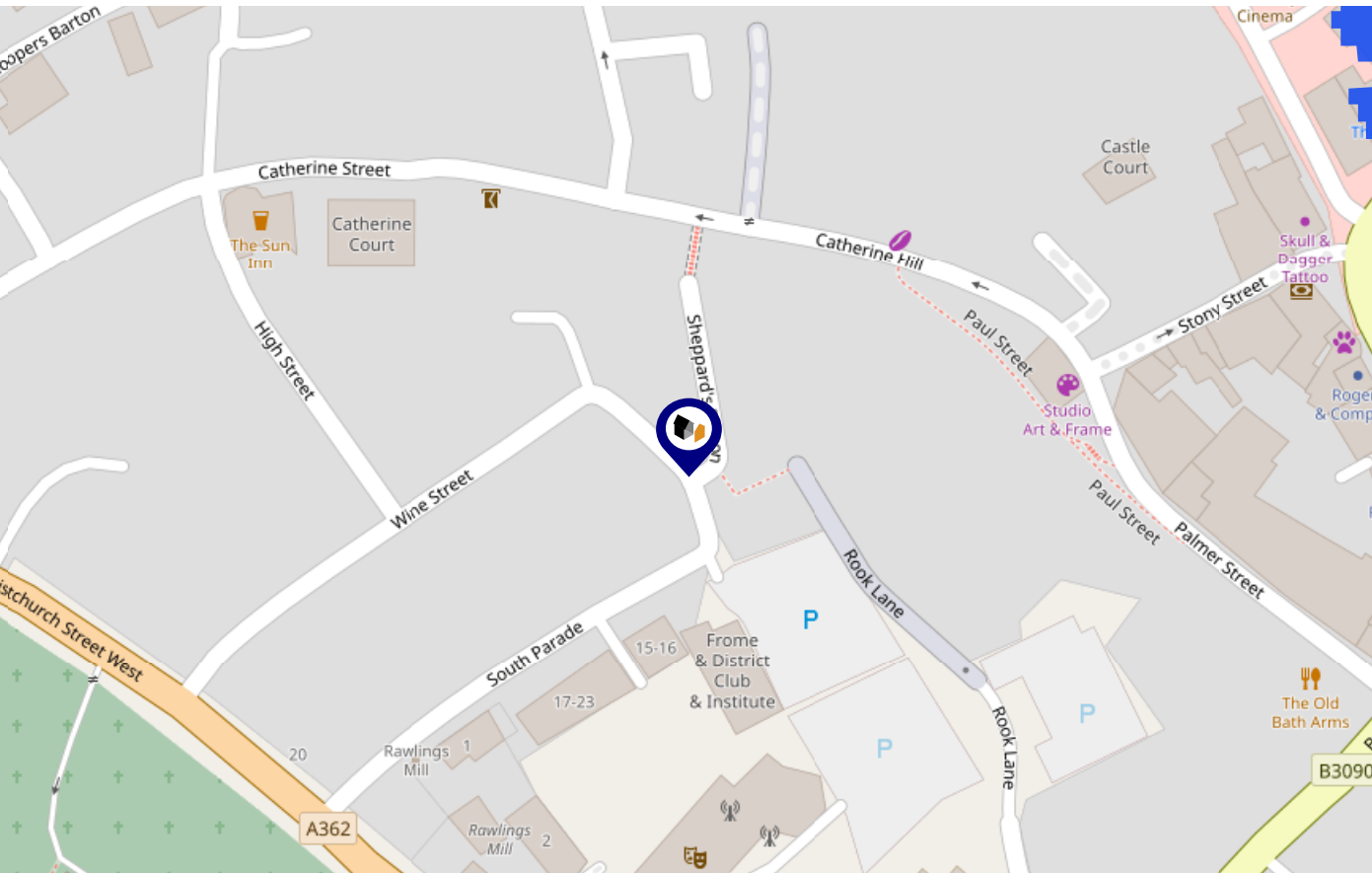


Flood Risk

Rivers & Seas - Climate Change

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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.

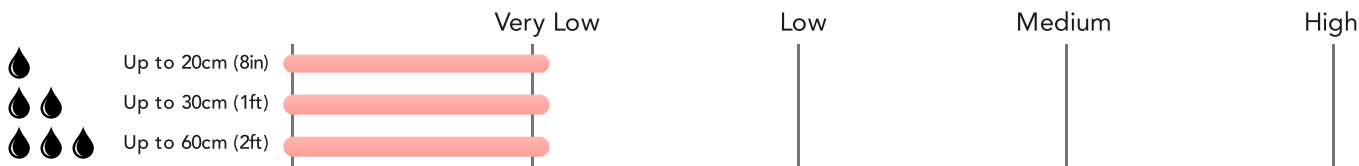


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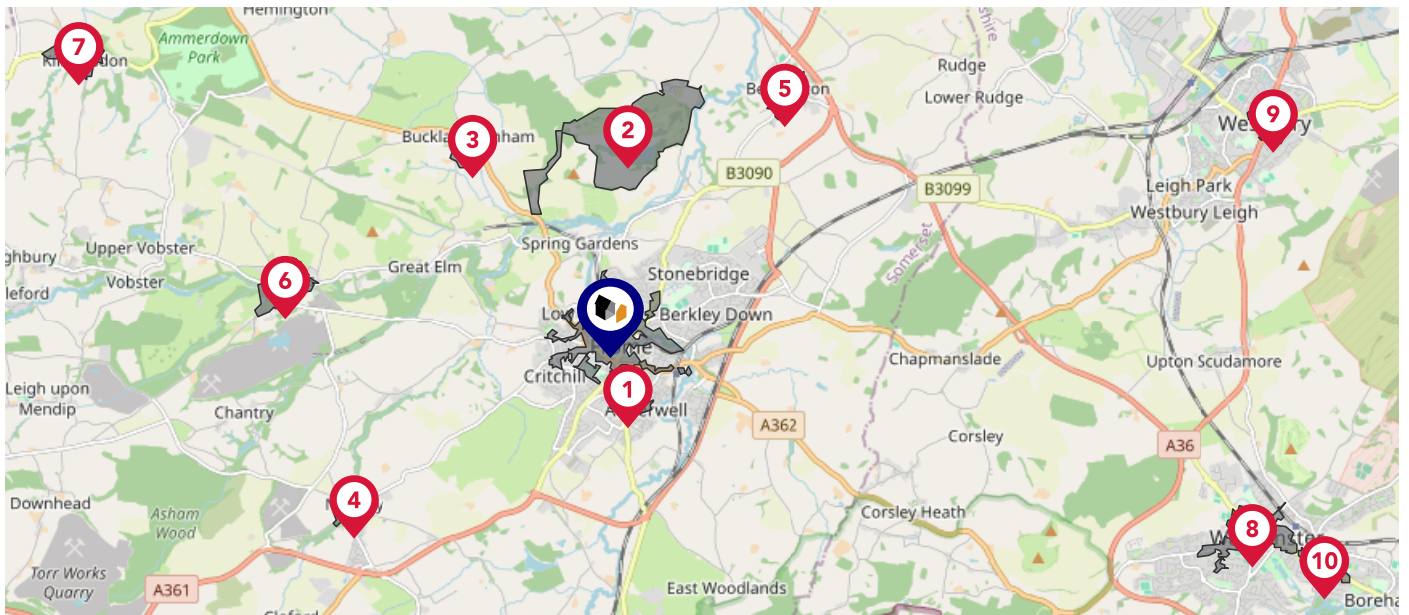
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Maps

Conservation Areas

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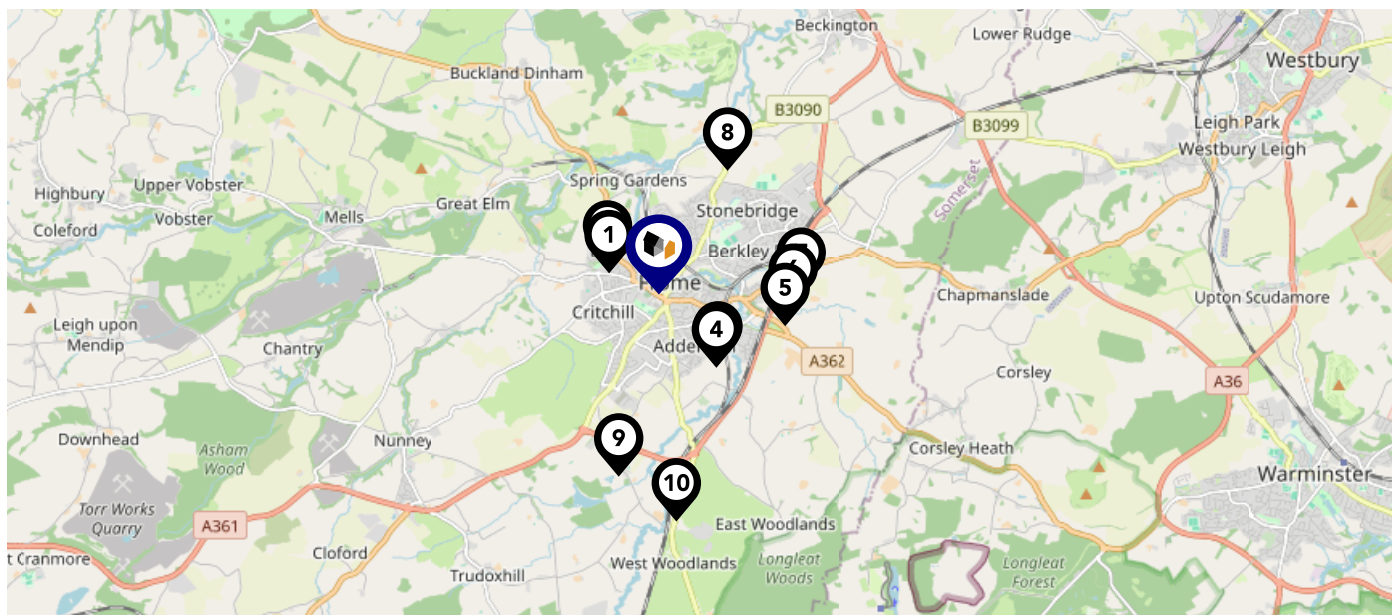
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Frome
- 2 Lullington and Orchardleigh
- 3 Buckland Dinham
- 4 Nunney
- 5 Beckington
- 6 Mells
- 7 Kilmersdon
- 8 Warminster
- 9 Westbury
- 10 Warminster, Boreham Road

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	Vallis Road-Frome	Historic Landfill	
2	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill	
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill	
4	Mells River Bank-Frome	Historic Landfill	
5	Styles Hill Site B-Styles Hill, Frome	Historic Landfill	
6	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill	
7	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill	
8	Iron Mills Lane-Oldford, Frome	Historic Landfill	
9	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill	
10	Highcroft Farm-West Woodlands, Frome, 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.

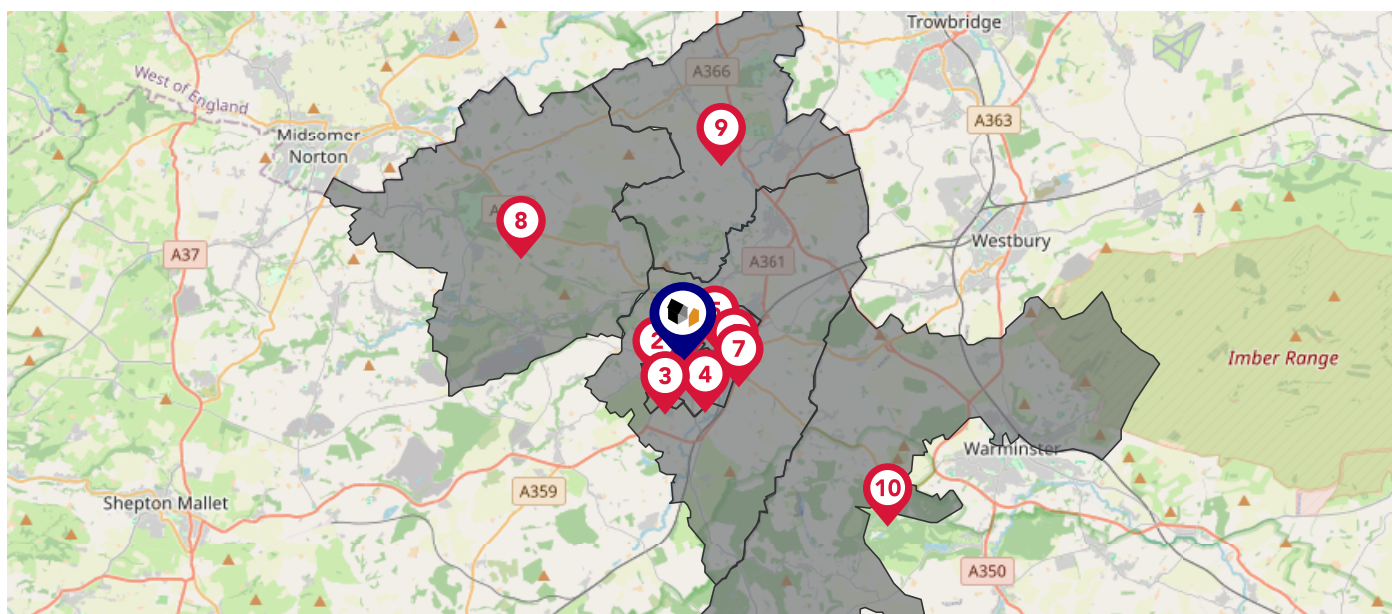
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Frome Market Ward

2

Frome Oakfield Ward

3

Frome Park Ward

4

Frome Keyford Ward

5

Frome College Ward

6

Frome Berkley Down Ward

7

Beckington and Selwood Ward

8

Ammerdown Ward

9

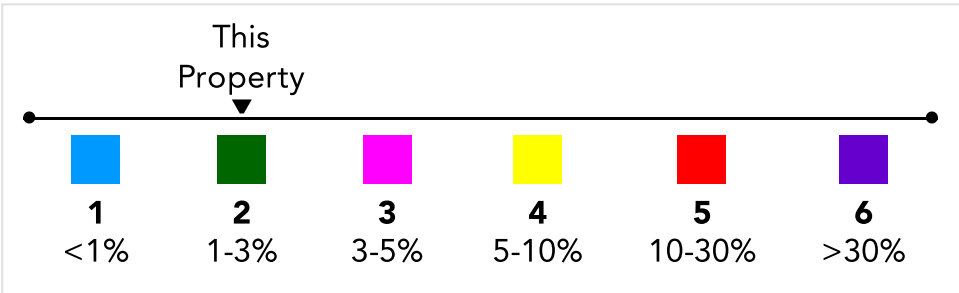
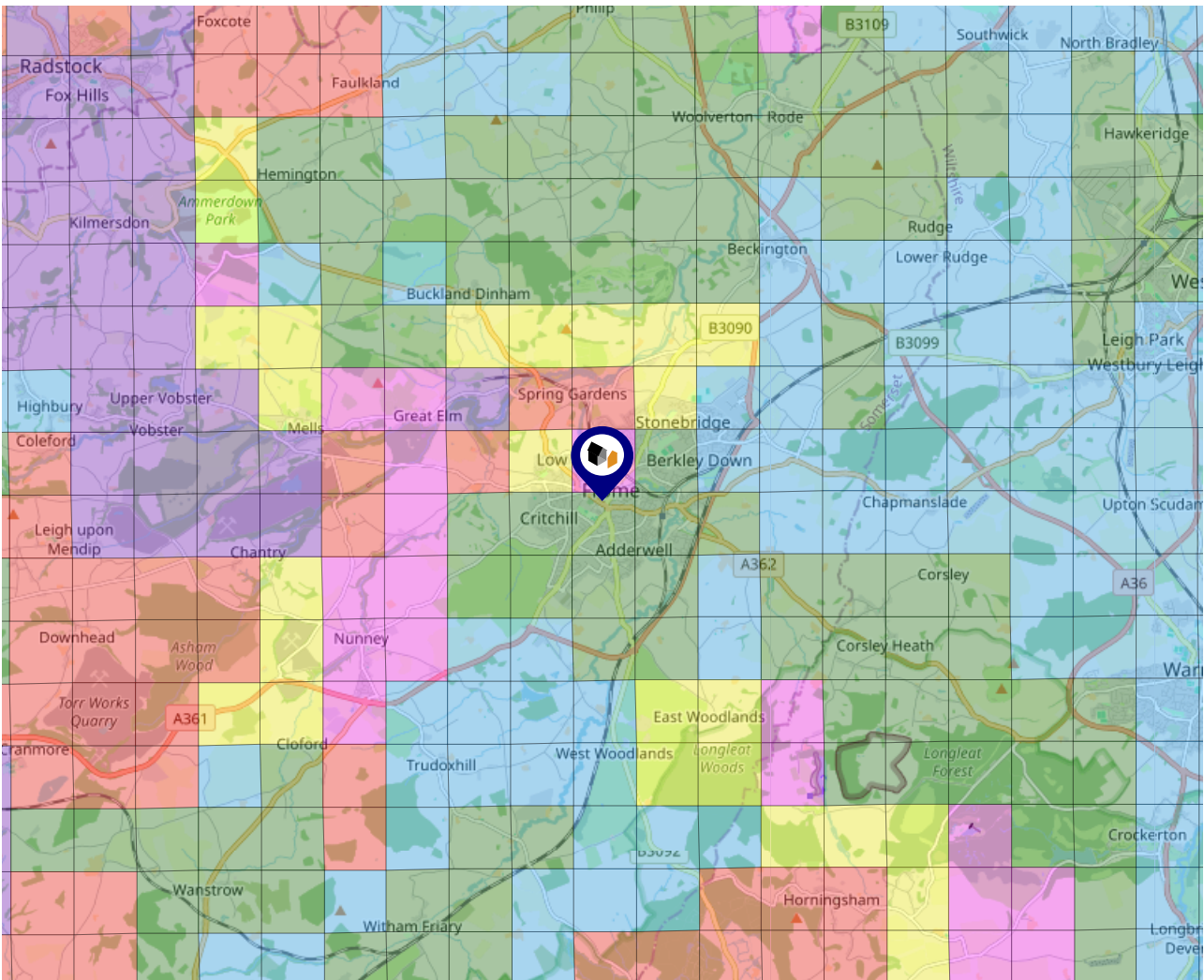
Rode and Norton St. Philip Ward

10

Warminster North & Rural ED

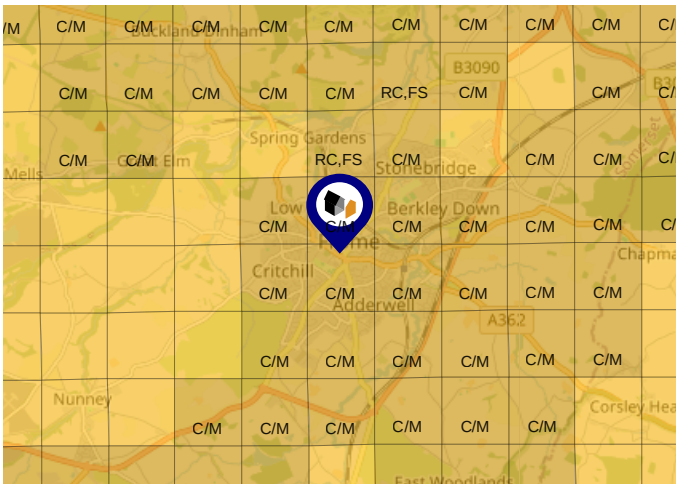
What is Radon?

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 LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



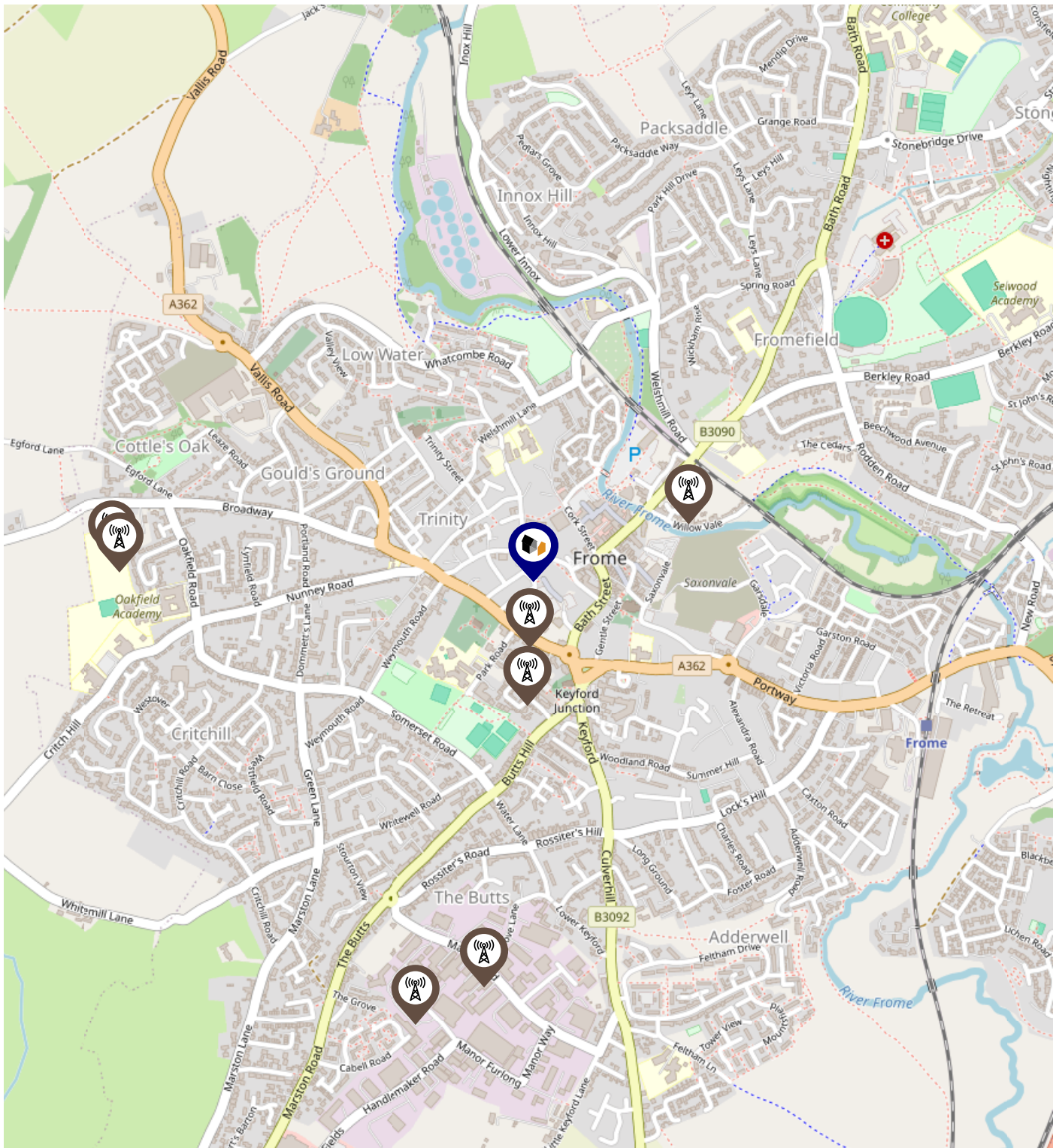
Primary Classifications (Most Common Clay Types)

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:

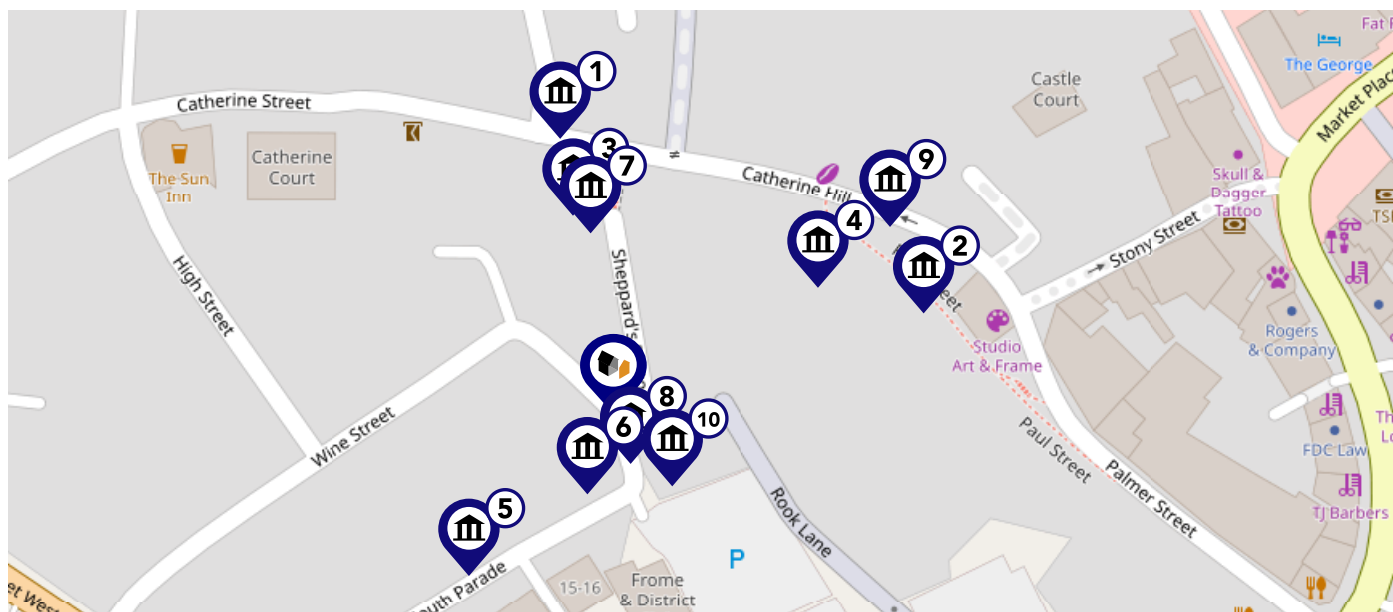
-  Power Pylons
-  Communication Masts

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
	1345472 - 16, Catherine Hill	Grade II	0.0 miles
	1057872 - 5 And 6, Catherine Hill	Grade II	0.0 miles
	1057874 - 15, Catherine Hill	Grade II	0.0 miles
	1173886 - 19 And 20, Paul Street	Grade II	0.0 miles
	1345532 - 4, South Parade	Grade II	0.0 miles
	1057757 - 16-24, Sheppards Barton (see Details For Further Address Information)	Grade II	0.0 miles
	1296585 - 14, Catherine Hill	Grade II	0.0 miles
	1174070 - Lamp Post Opposite No 14, To North-west Of No 12	Grade II	0.0 miles
	1057876 - 30, Catherine Hill	Grade II	0.0 miles
	1174066 - The Old Manse	Grade II	0.0 miles

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The landlord has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

Public pathway leading to the property. You can access this pathway via South Parade, or via stairs on Catherine Hill.

Construction Type

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

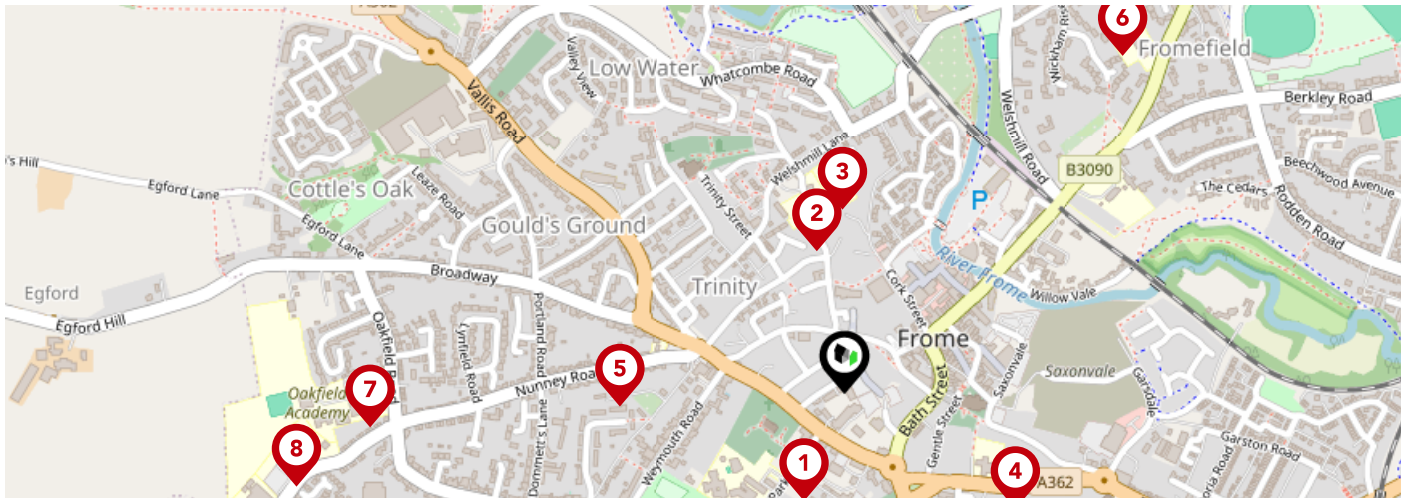
Electric Heating

Water Supply

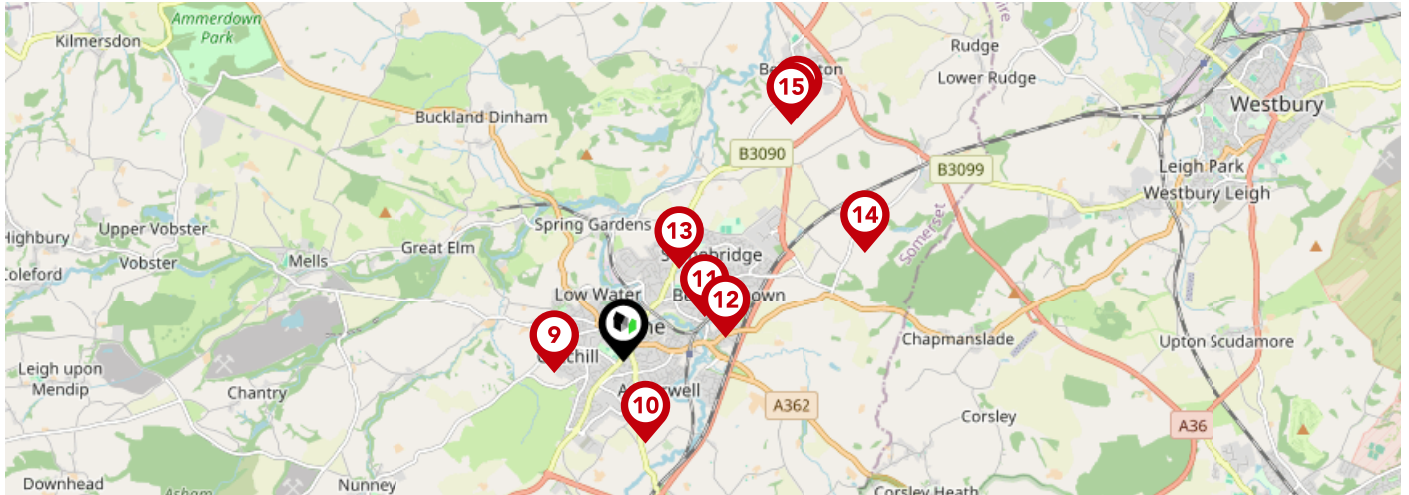
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:0.13	☐	☒	☒	☐	☐
2	Vallis First School Ofsted Rating: Good Pupils: 229 Distance:0.17	☐	☒	☐	☐	☐
3	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:0.21	☐	☒	☐	☐	☐
4	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:0.24	☐	☒	☐	☐	☐
5	Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:0.26	☐	☐	☒	☐	☐
6	North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:0.51	☐	☐	☒	☐	☐
7	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:0.55	☐	☐	☒	☐	☐
8	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:0.64	☐	☒	☐	☐	☐

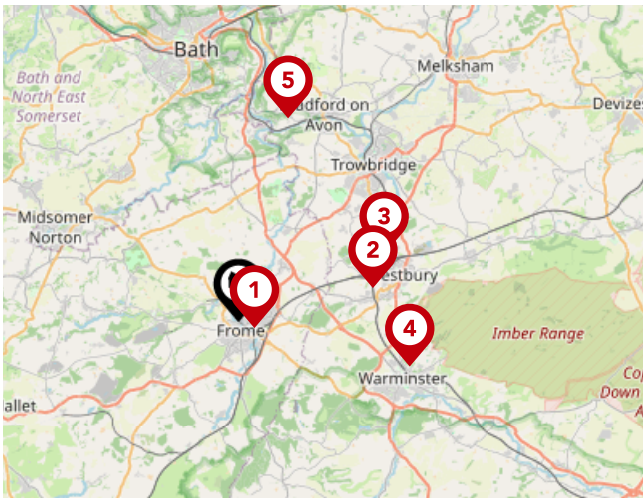


		Nursery	Primary	Secondary	College	Private
9	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:0.64	☐	☐	☒	☐	☐
10	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:0.79	☐	☒	☐	☐	☐
11	Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:0.87	☐	☐	☒	☐	☐
12	Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:0.97	☐	☒	☐	☐	☐
13	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.01	☐	☐	☒	☐	☐
14	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:2.46	☐	☒	☐	☐	☐
15	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.69	☐	☒	☐	☐	☐
16	Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:2.79	☐	☒	☐	☐	☐

Area

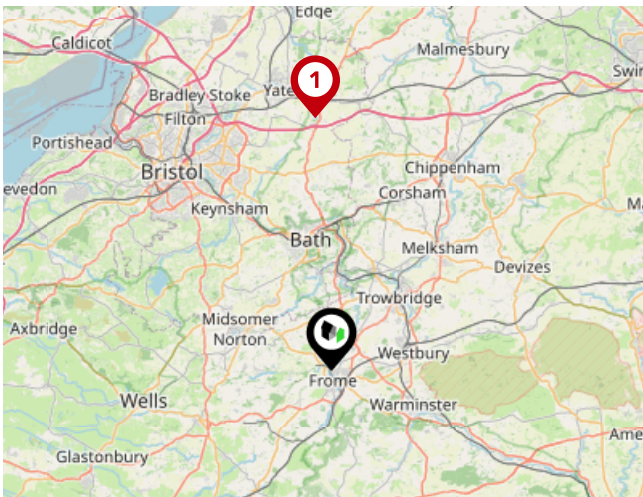
Transport (National)

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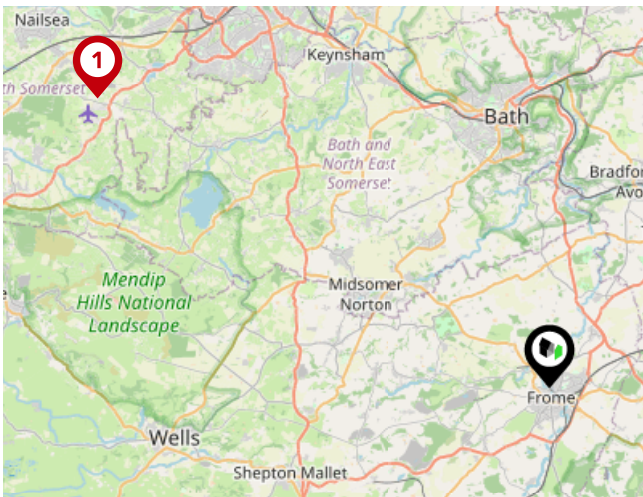
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.64 miles
2	Dilton Marsh Rail Station	5.18 miles
3	Westbury (Wilts) Rail Station	5.95 miles
4	Warminster Rail Station	6.58 miles
5	Avoncliff Rail Station	7.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.78 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	19.88 miles

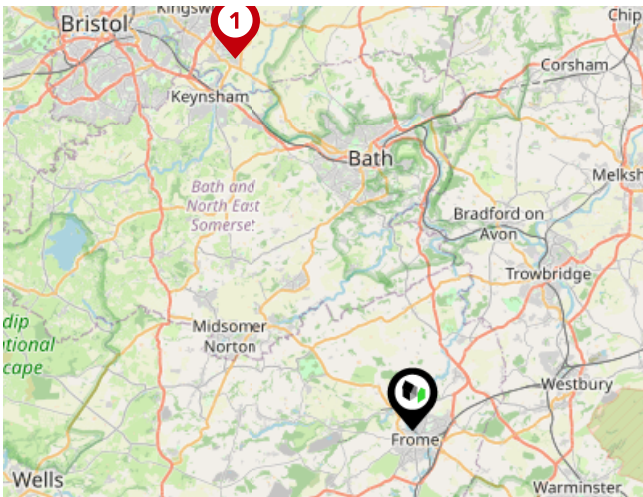
Area

Transport (Local)



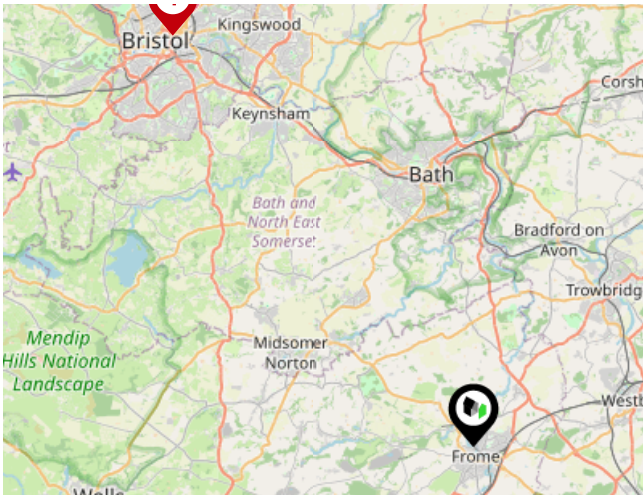
Bus Stops/Stations

Pin	Name	Distance
1	Memorial Theatre Complex	0.08 miles
2	Mendip East Slinky - Frome DRT	0.11 miles
3	Mendip East Slinky - Frome destination DRT	0.11 miles
4	Weymouth Road	0.12 miles
5	Market Place	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	15.28 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.87 miles

Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/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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