See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market
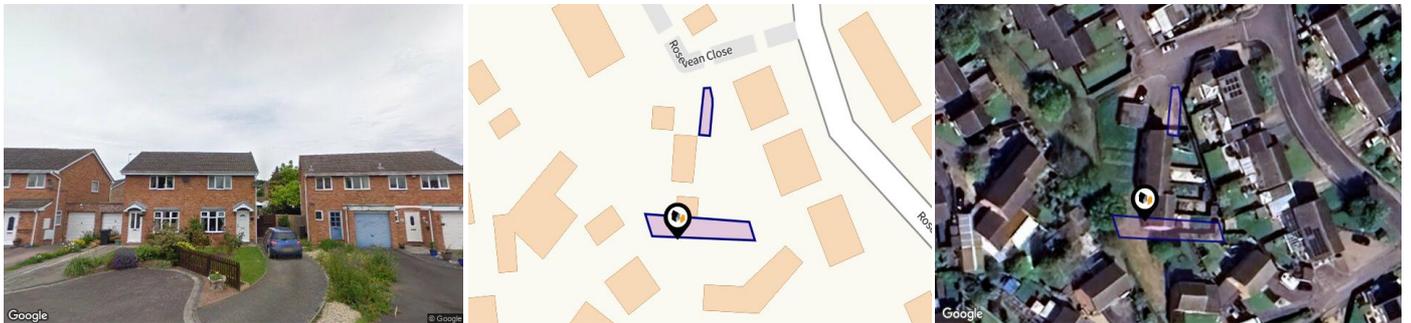**Thursday 19th March 2026**

ROSEVEAN CLOSE, BRIDGWATER, TA6

Powered by
sprift
Lettings Intelligence

KFT - Key Facts for Tenants

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	409 ft^2 / 38 m^2		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	ST98787		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	**80**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
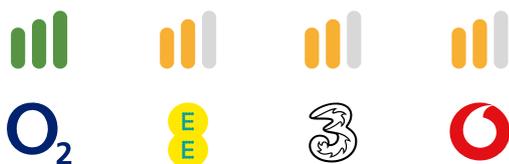
Satellite/Fibre TV Availability:

✔   ✔   ✔

BT   sky   Virgin media

TA6

Energy rating

C

Valid until 09.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 | B
69-80	C	72 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Powered by
4prift
Lettings Intelligence

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	38 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
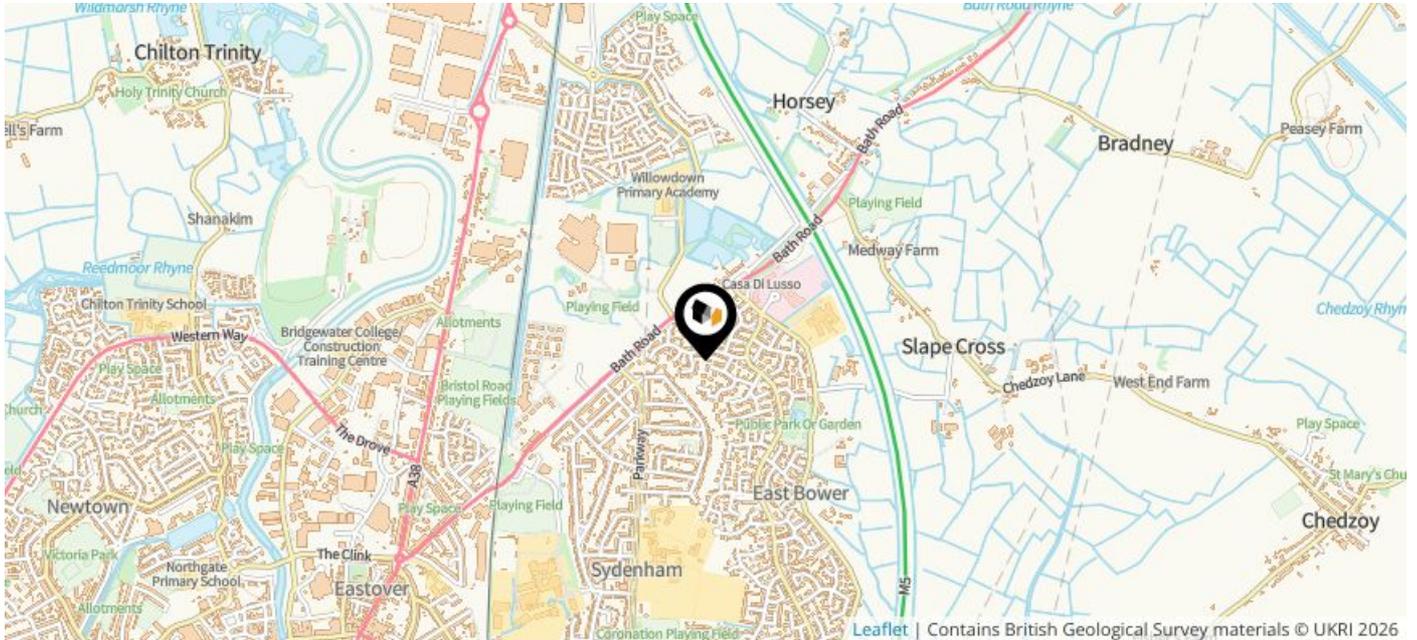
Mine Entry

✕ 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.

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.
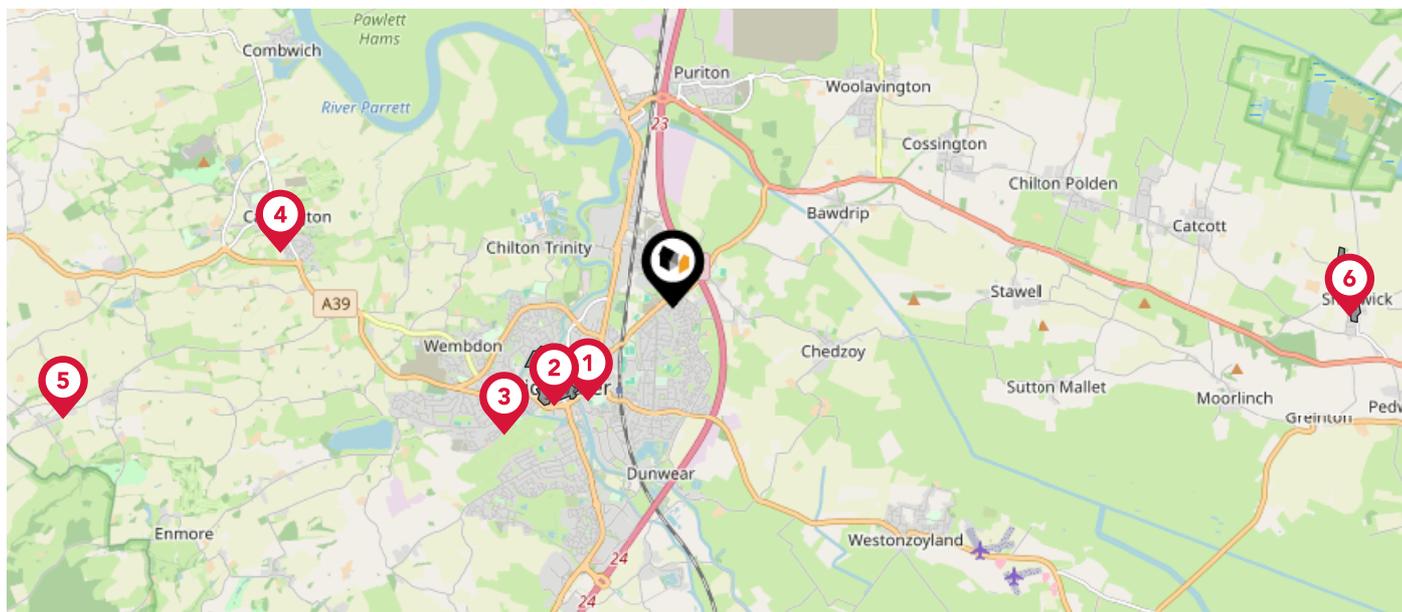

Nearby Conservation Areas
1 Bridgwater St John's
2 Bridgwater Central Area and Dock
3 Bridgwater Northfield
4 Cannington
5 Spaxton
6 Shapwick

Powered by
4prift
Lettings Intelligence

Maps
Council Wards

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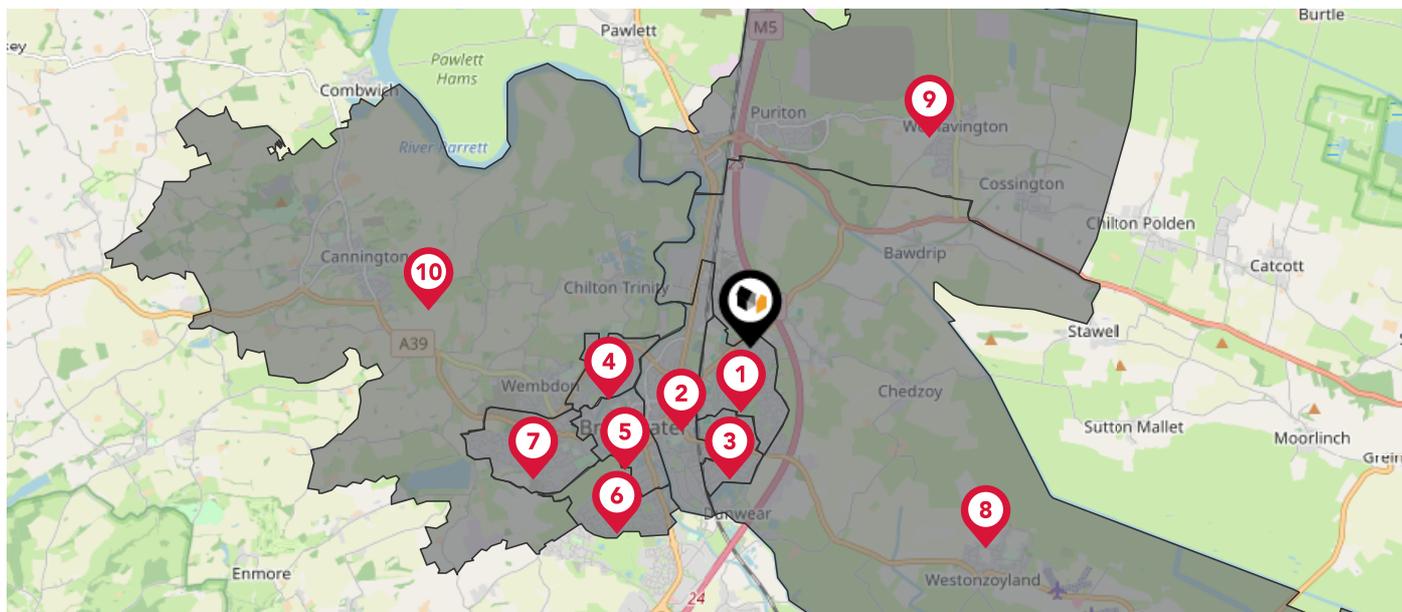
Nearby Council Wards	
1	Bridgwater Fairfax Ward
2	Bridgwater Eastover Ward
3	Bridgwater Dunwear Ward
4	Bridgwater Victoria Ward
5	Bridgwater Westover Ward
6	Bridgwater Hamp Ward
7	Bridgwater Wyndham Ward
8	King's Isle Ward
9	Puriton and Woolavington Ward
10	Cannington and Wembdon Ward

Powered by
4prift
Lettings Intelligence

COOPER
AND
TANNER

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
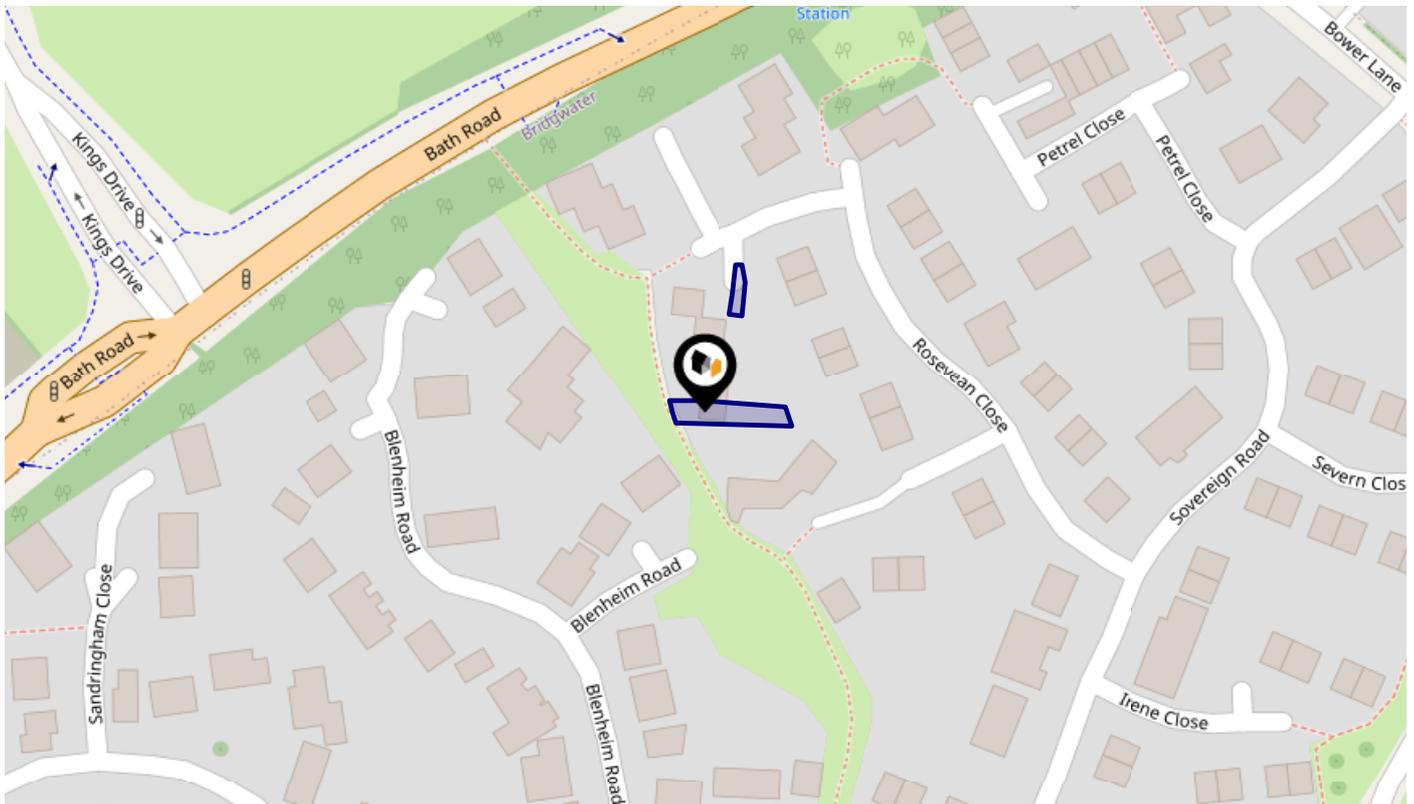
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Powered by
4prift
Lettings Intelligence

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
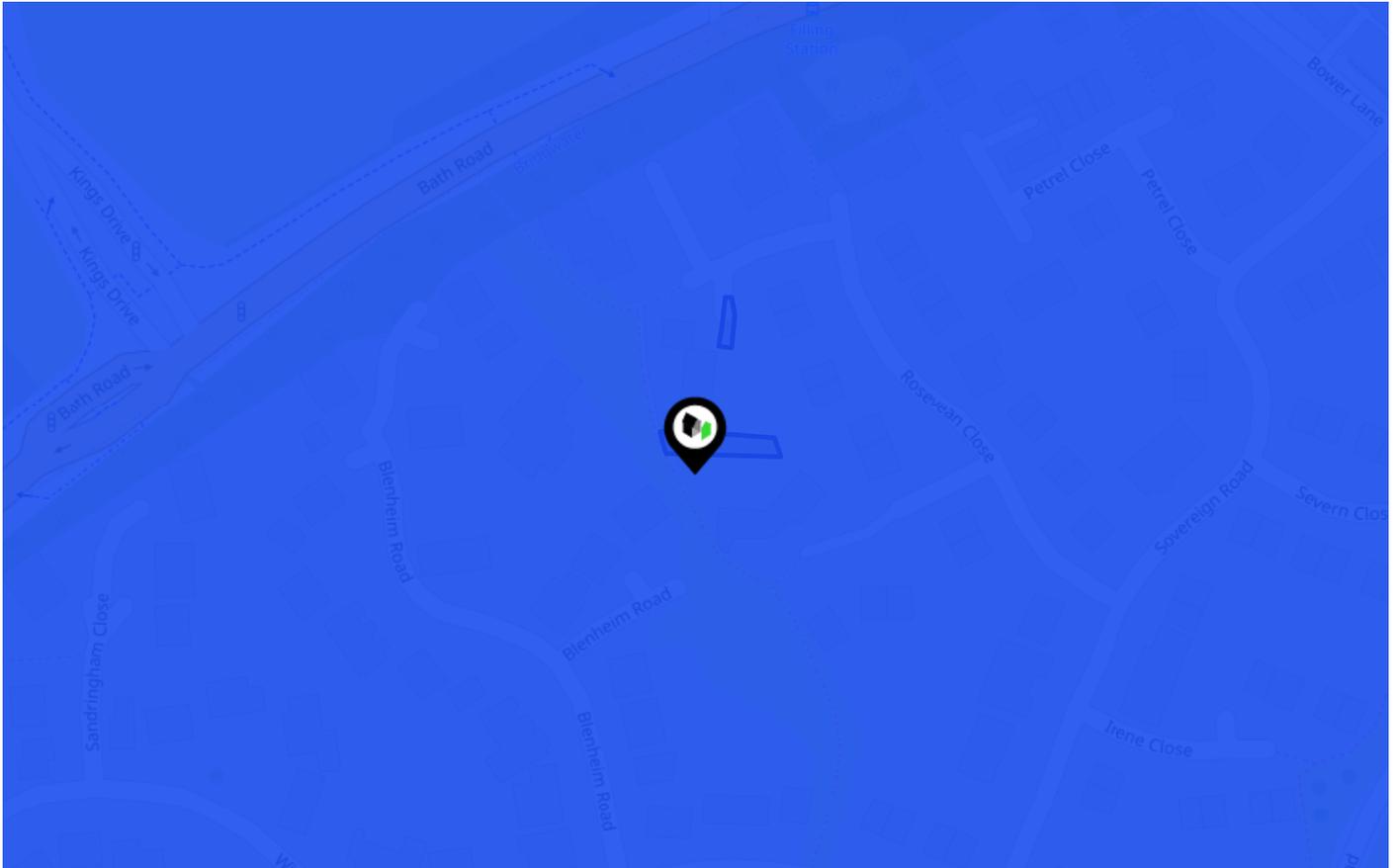
Risk Rating: Low

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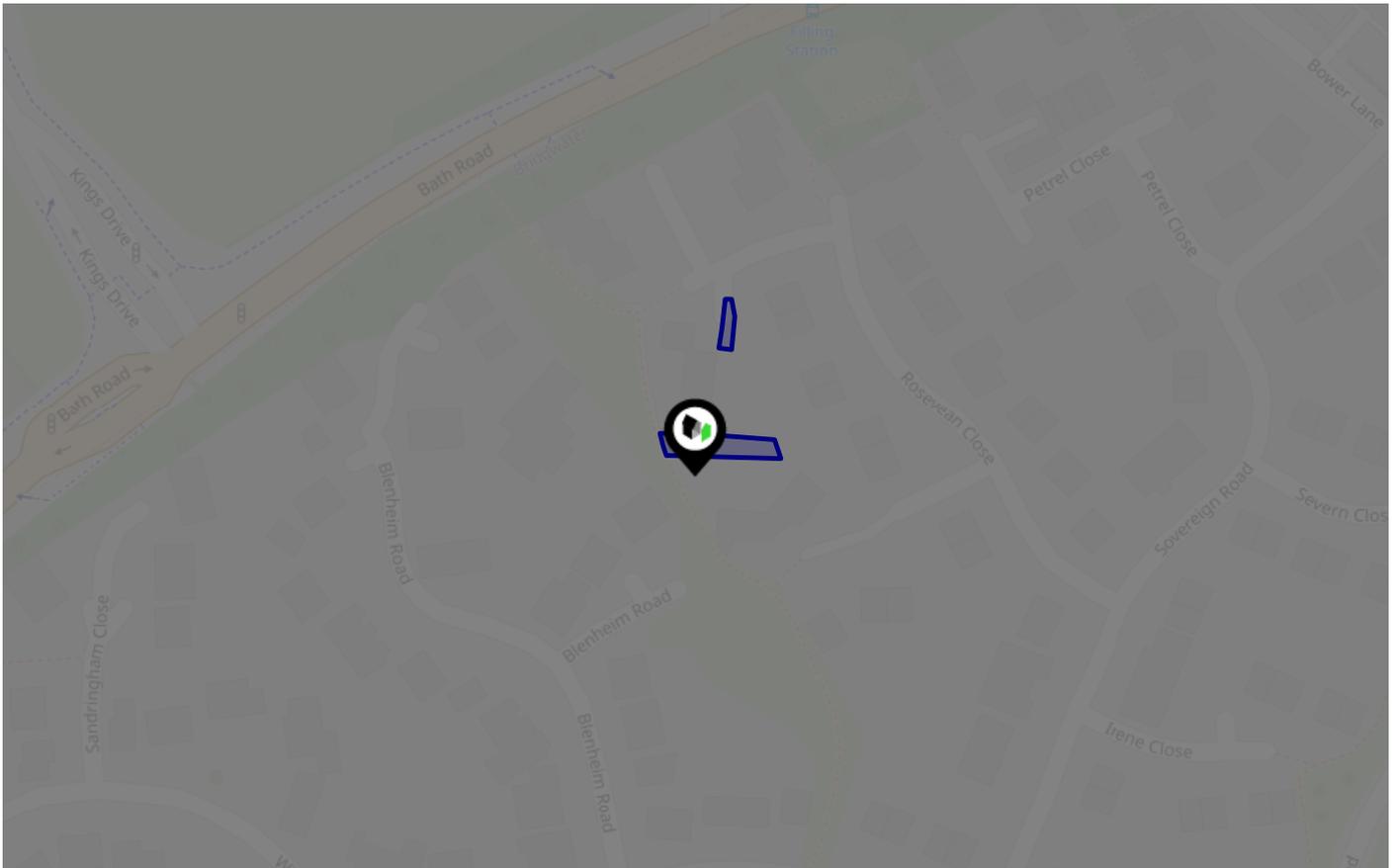
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
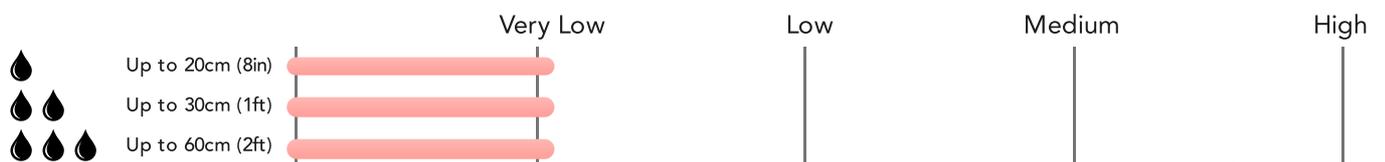

Risk Rating: Very low

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.

■ **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.

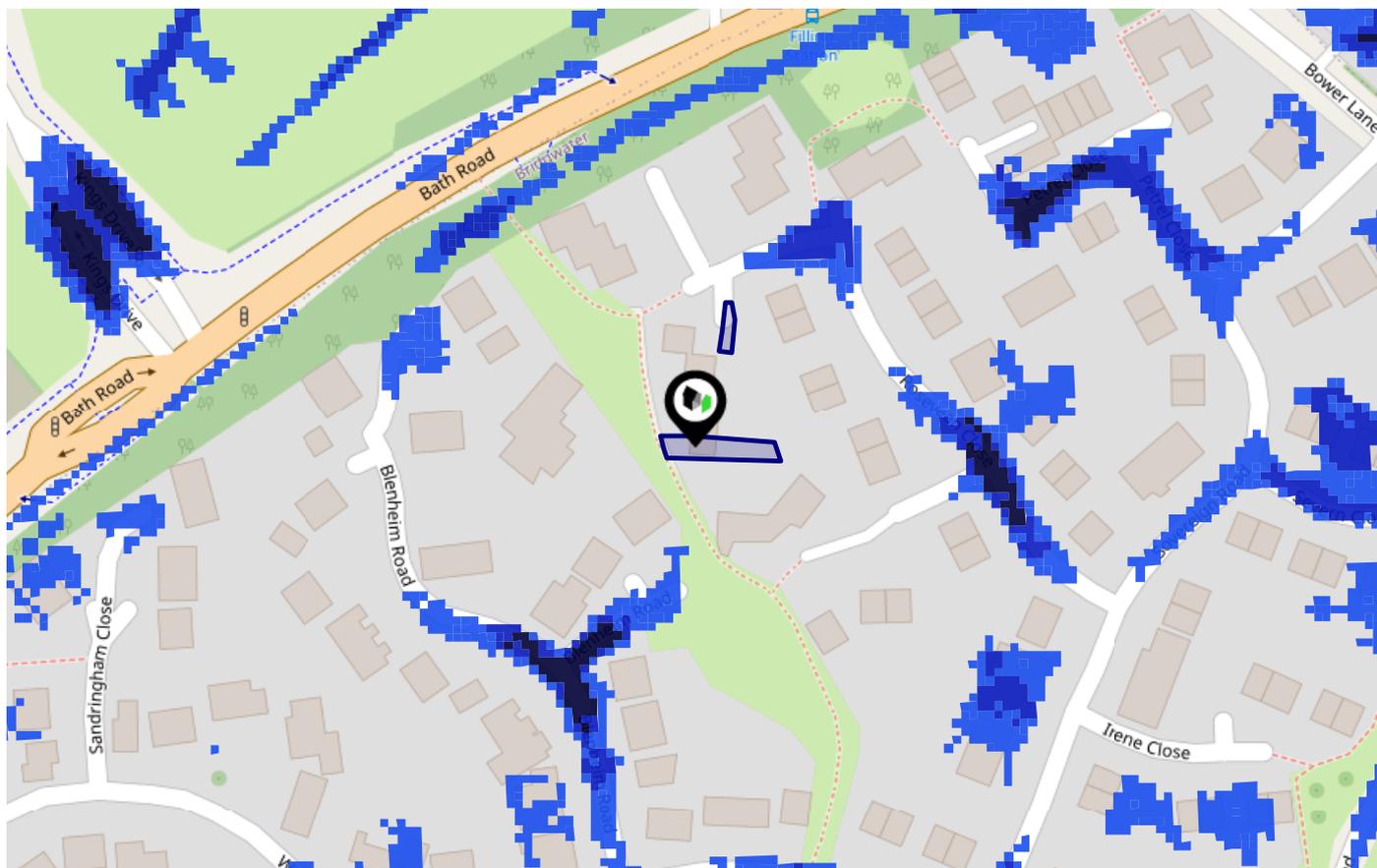Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFT - Key Facts for Tenants

Powered by
4prift
Lettings Intelligence

Flood Risk
Surface Water - Flood Risk

COOPER
AND
TANNER

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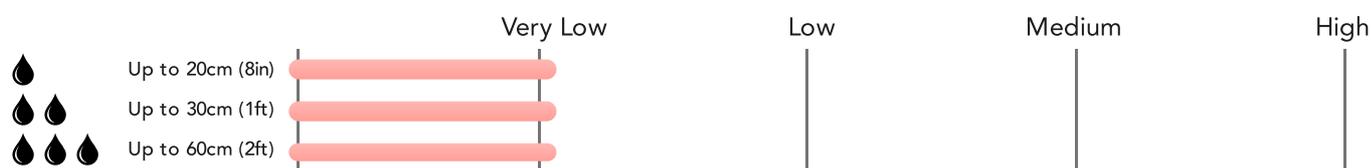

Risk Rating: Very low

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.
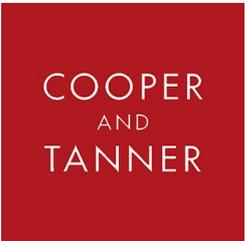
High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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.

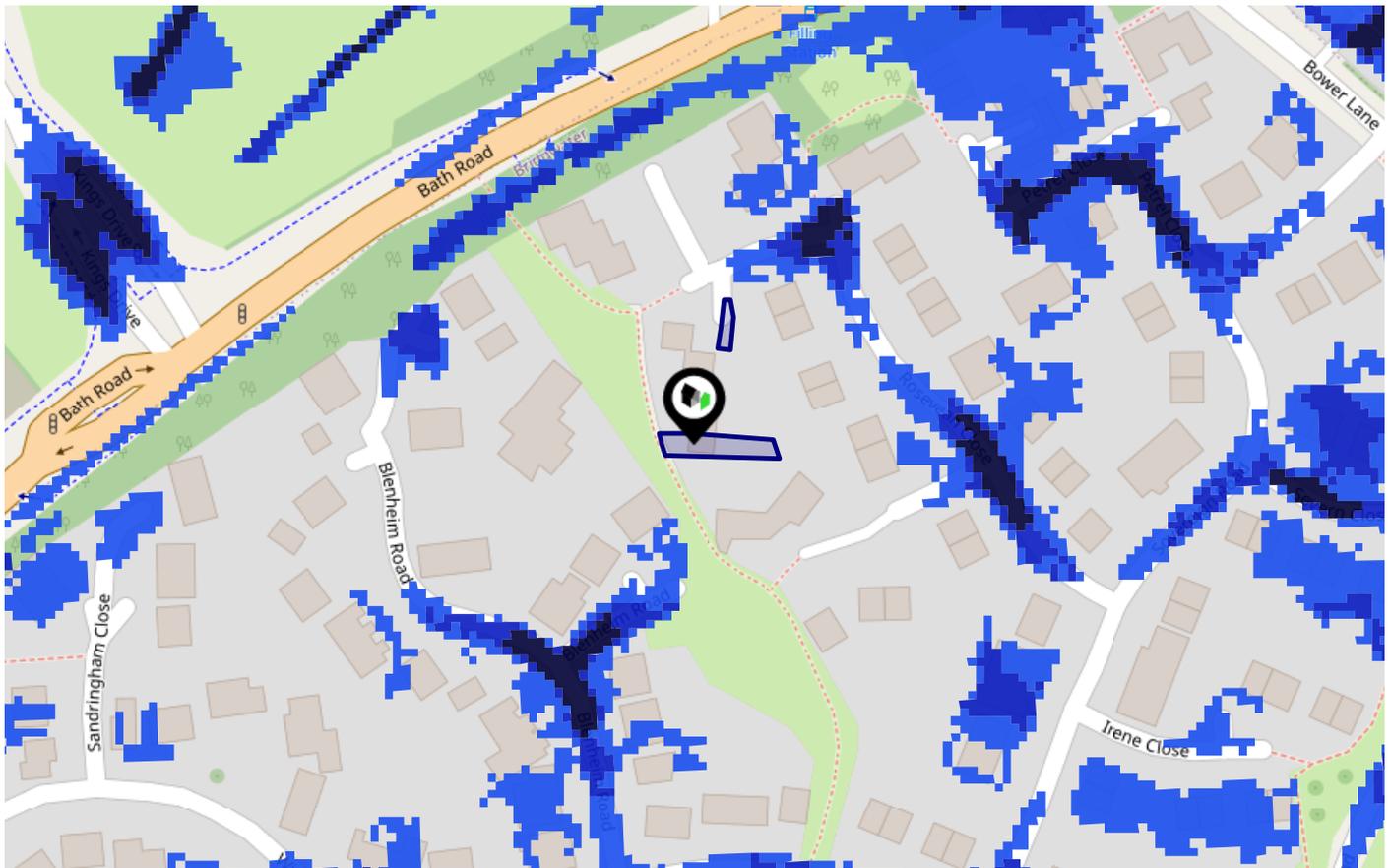Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Powered by
4prift
Lettings Intelligence

Flood Risk
Surface Water - Climate Change

COOPER
AND
TANNER

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.

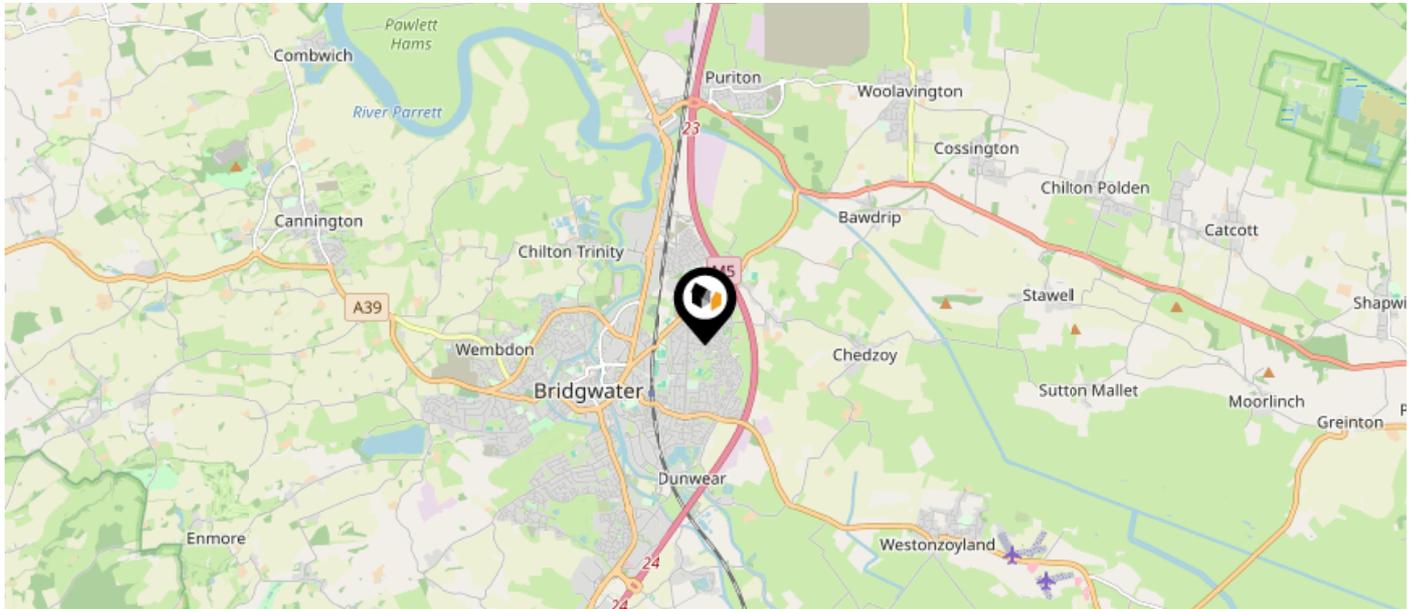■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFT - Key Facts for Tenants

Powered by
4prift
Lettings Intelligence

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
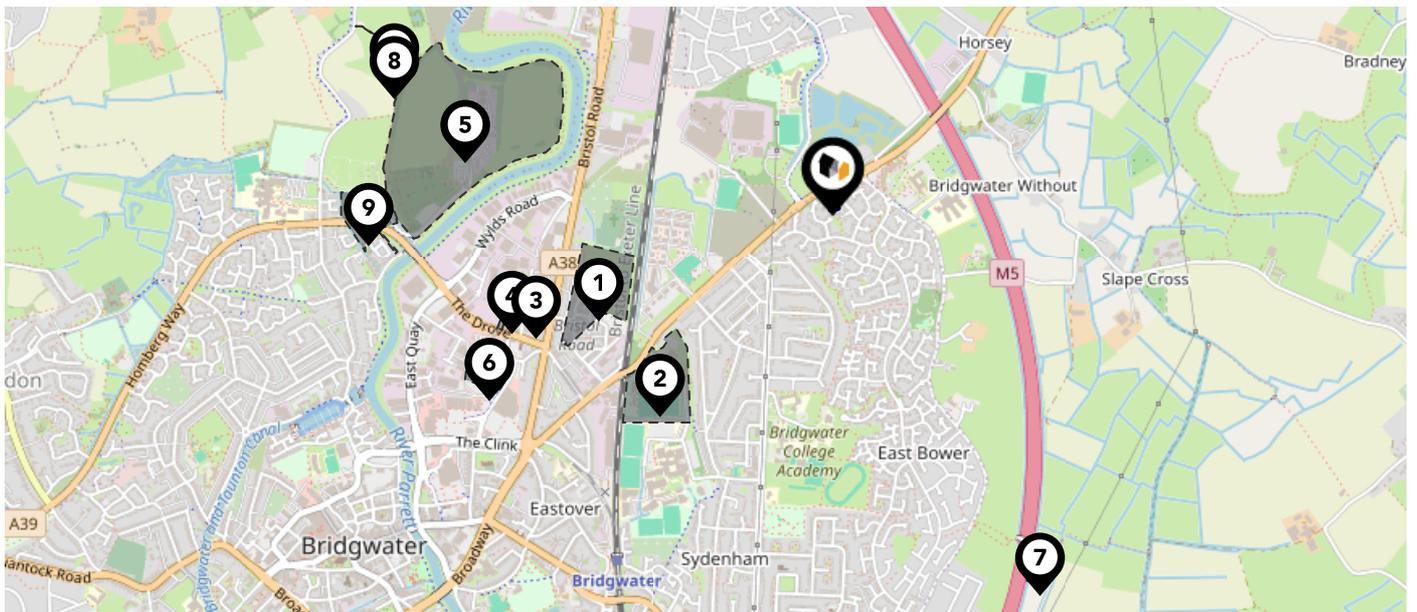

Nearby Green Belt Land

No data available.

Maps
Landfill Sites

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	Bath Road-Bridgwater	Historic Landfill
3	Pit off The Drove-Bridgewater, Somerset	Historic Landfill
4	Land at Bristol Road-Bridgwater, Somerset	Historic Landfill
5	Saltlands Waste Disposal Site-Bridgwater, Somerset	Historic Landfill
6	The Leggar-Sydenham, Bridgewater	Historic Landfill
7	East Bower-Bridgwater	Historic Landfill
8	Flooded Pits-Chilton Trinity	Historic Landfill
9	Land Off Saltlands Avenue-Bridgwater, Somerset	Historic Landfill
10	Chilton Trinity former Clay Pits-Chilton Trinity, Bridgwater, Somerset	Historic Landfill

Powered by
4prift
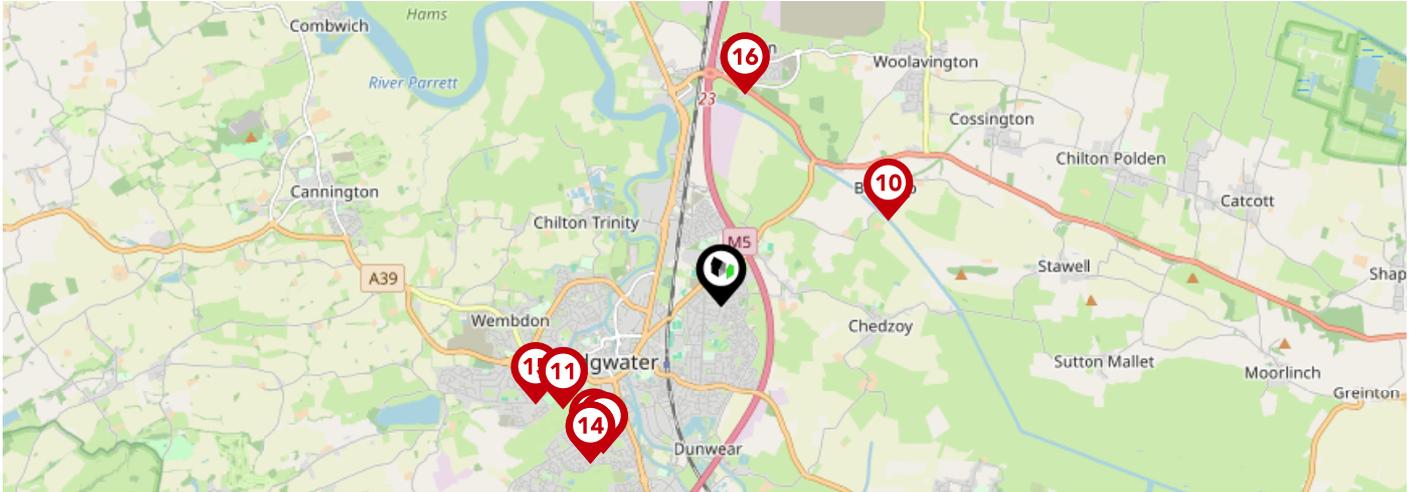Lettings Intelligence

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
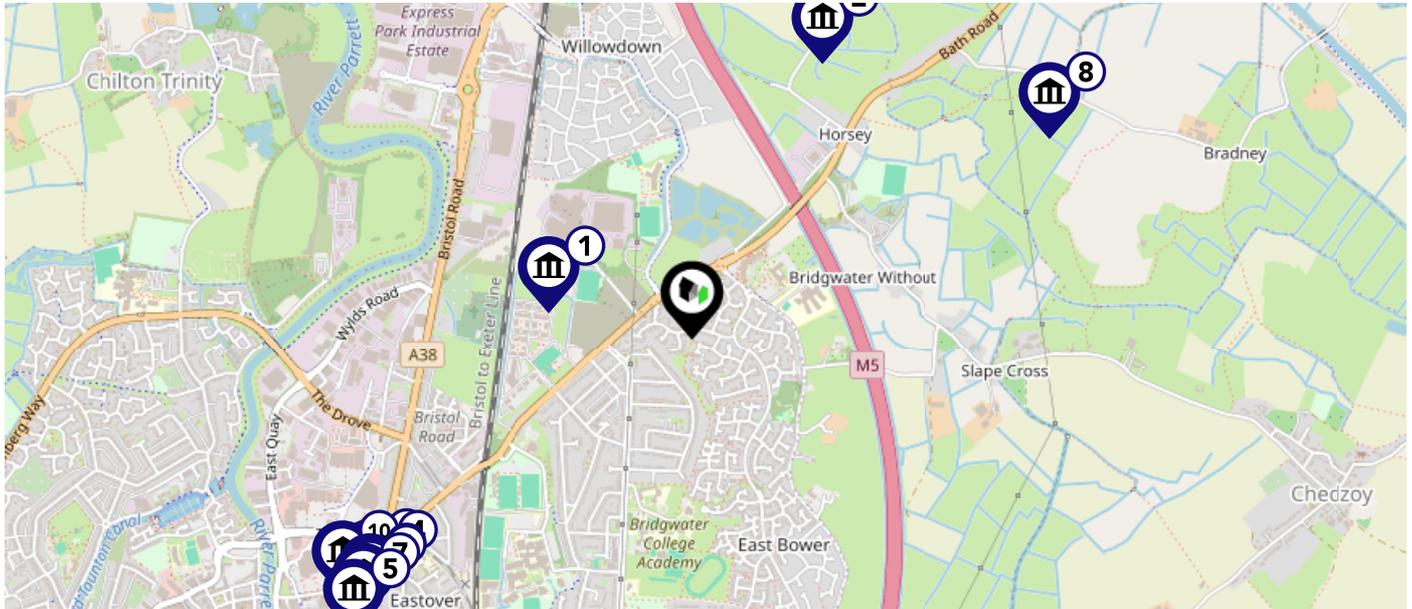
| Listed Buildings in the local district	Grade	Distance
1 1297180 - Sydenham Manor House	Grade II	0.3 miles
2 1393414 - Horsey Manor Farm	Grade II	0.7 miles
3 1297166 - Toll House	Grade II	0.9 miles
4 1197399 - 68, Monmouth Street	Grade II	0.9 miles
5 1187692 - St John's House And Attached Brick Wall To The Rear	Grade II	1.0 miles
6 1197398 - 46, 48 And 48a, Monmouth Street	Grade II	1.0 miles
7 1197397 - 38, Monmouth Street	Grade II	1.0 miles
8 1060156 - Bradney House With Wall Bounding Driveway Entrance And Roadside	Grade II	1.0 miles
9 1297167 - 50, Monmouth Street	Grade II	1.0 miles
10 1197354 - Church Of St John The Baptist	Grade II	1.0 miles

COOPER
AND
TANNER
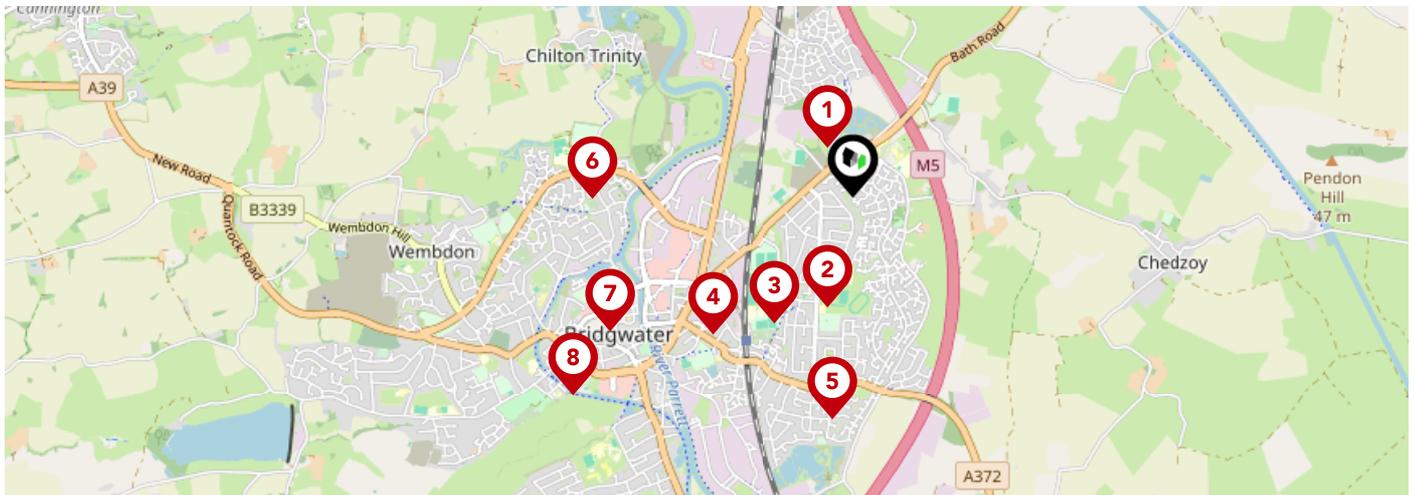
		Nursery	Primary	Secondary	College	Private
1	**Willowdown Primary School** Ofsted Rating: Requires improvement	Pupils: 307	Distance:0.26	☐	☑	☐	☐	☐
2	**Bridgwater College Academy** Ofsted Rating: Requires improvement	Pupils: 1595	Distance:0.53	☐	☑	☑	☐	☐
3	**Bridgwater and Taunton College** Ofsted Rating: Good	Pupils:0	Distance:0.69	☐	☐	☑	☐	☐
4	**Eastover Primary School** Ofsted Rating: Good	Pupils: 412	Distance:0.91	☐	☑	☐	☐	☐
5	**St John and St Francis Church School** Ofsted Rating: Good	Pupils: 405	Distance:1.04	☐	☑	☐	☐	☐
6	**Chilton Trinity School** Ofsted Rating: Requires improvement	Pupils: 970	Distance:1.2	☐	☐	☑	☐	☐
7	**Northgate Primary School** Ofsted Rating: Good	Pupils: 256	Distance:1.28	☐	☑	☐	☐	☐
8	**The Bridge School Sedgemoor** Ofsted Rating: Good	Pupils: 59	Distance:1.59	☐	☐	☑	☐	☐

Powered by
4prift
Lettings Intelligence

		Nursery	Primary	Secondary	College	Private
9	**Polden Bower School** Ofsted Rating: Good | Pupils: 223 | Distance:1.74	☐	☐	☑	☐	☐
10	**Kingsmoor Primary School** Ofsted Rating: Good | Pupils: 176 | Distance:1.74	☐	☑	☐	☐	☐
11	**Westover Green Community School and Autism Centre** Ofsted Rating: Good | Pupils: 405 | Distance:1.75	☐	☑	☐	☐	☐
12	**Robert Blake School** Ofsted Rating: Requires improvement | Pupils: 1046 | Distance:1.78	☐	☐	☑	☐	☐
13	**Hamp Nursery and Infants' School** Ofsted Rating: Good | Pupils: 273 | Distance:1.89	☐	☑	☐	☐	☐
14	**Hamp Academy** Ofsted Rating: Good | Pupils: 329 | Distance:1.89	☐	☑	☐	☐	☐
15	**St Joseph's Catholic Primary School, Bridgwater** Ofsted Rating: Good | Pupils: 206 | Distance:1.94	☐	☑	☐	☐	☐
16	**Puriton Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:2	☐	☑	☐	☐	☐

Powered by
4prift
Lettings Intelligence

Local Area
Masts & Pylons
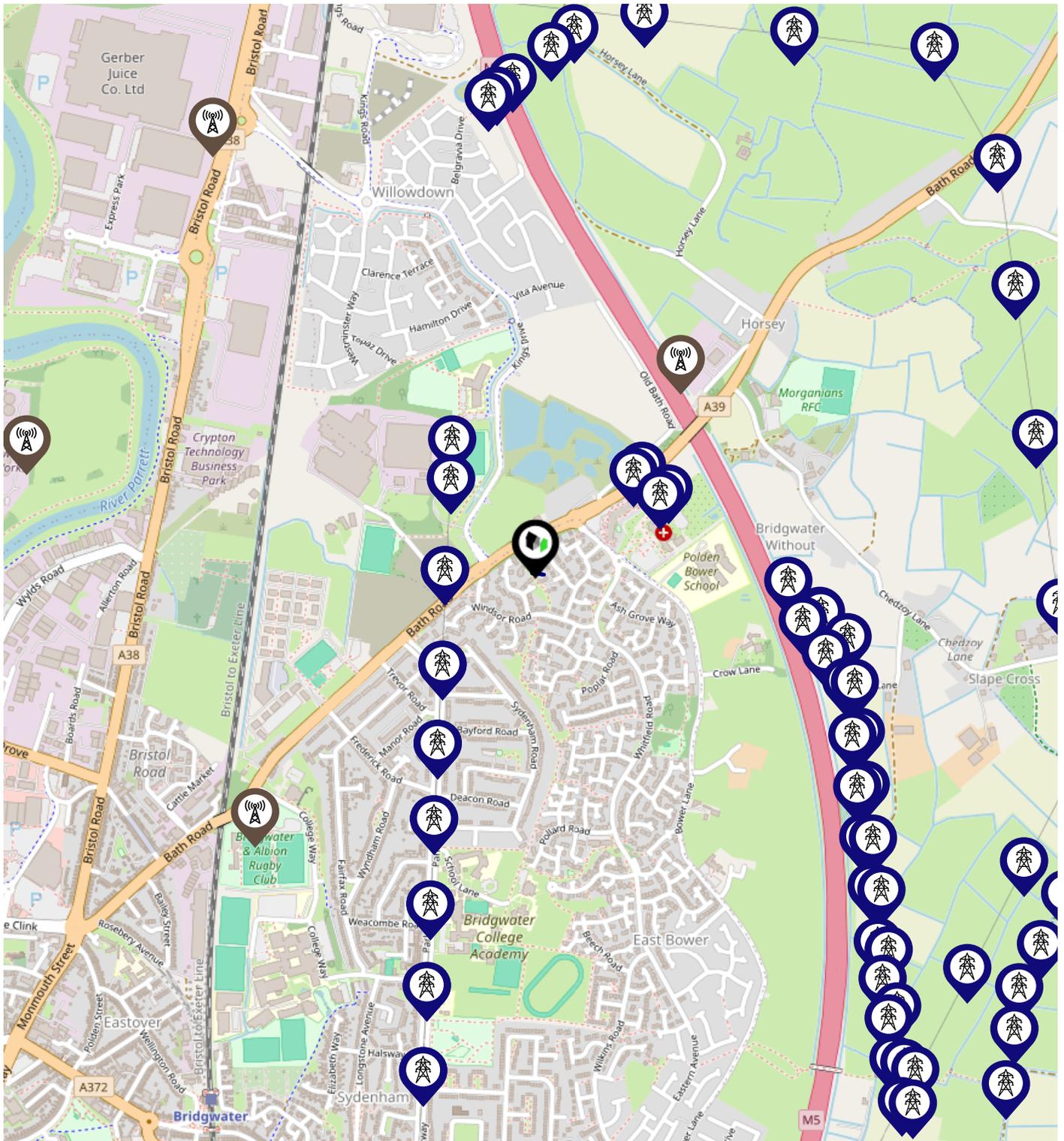
Key:

Power Pylons

Communication Masts

Powered by
4prift
Lettings Intelligence

Environment
Radon Gas

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Powered by
4prift
Lettings Intelligence
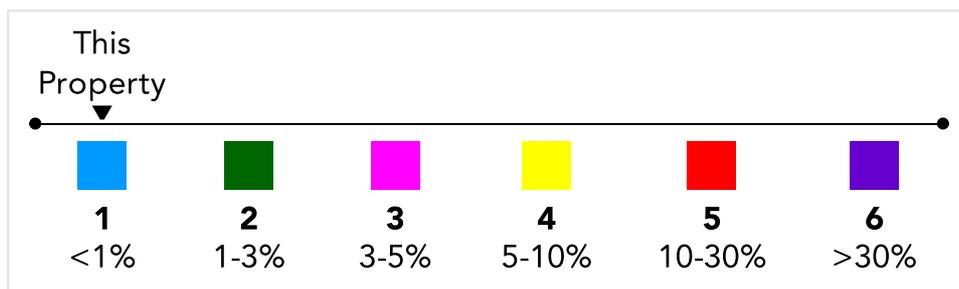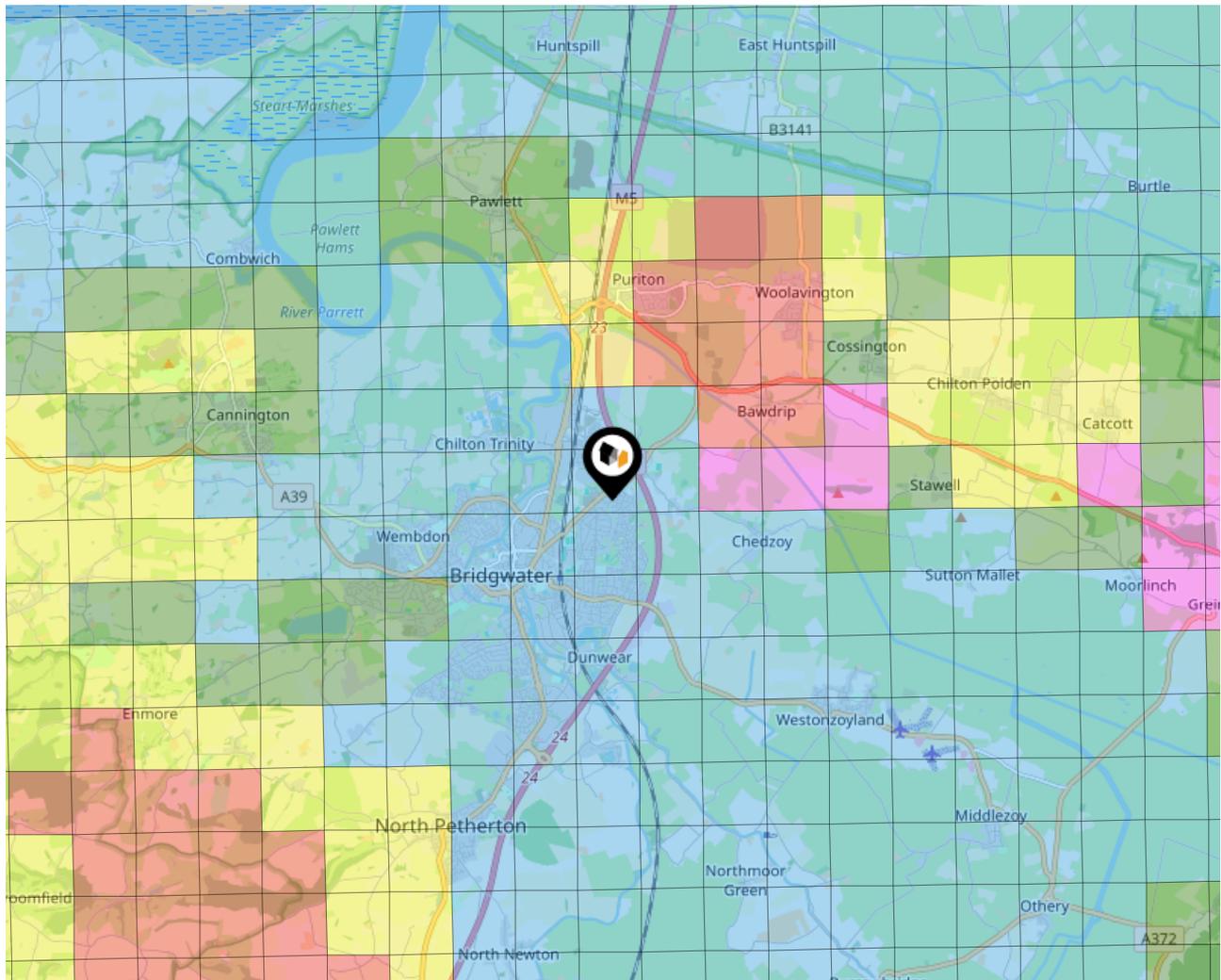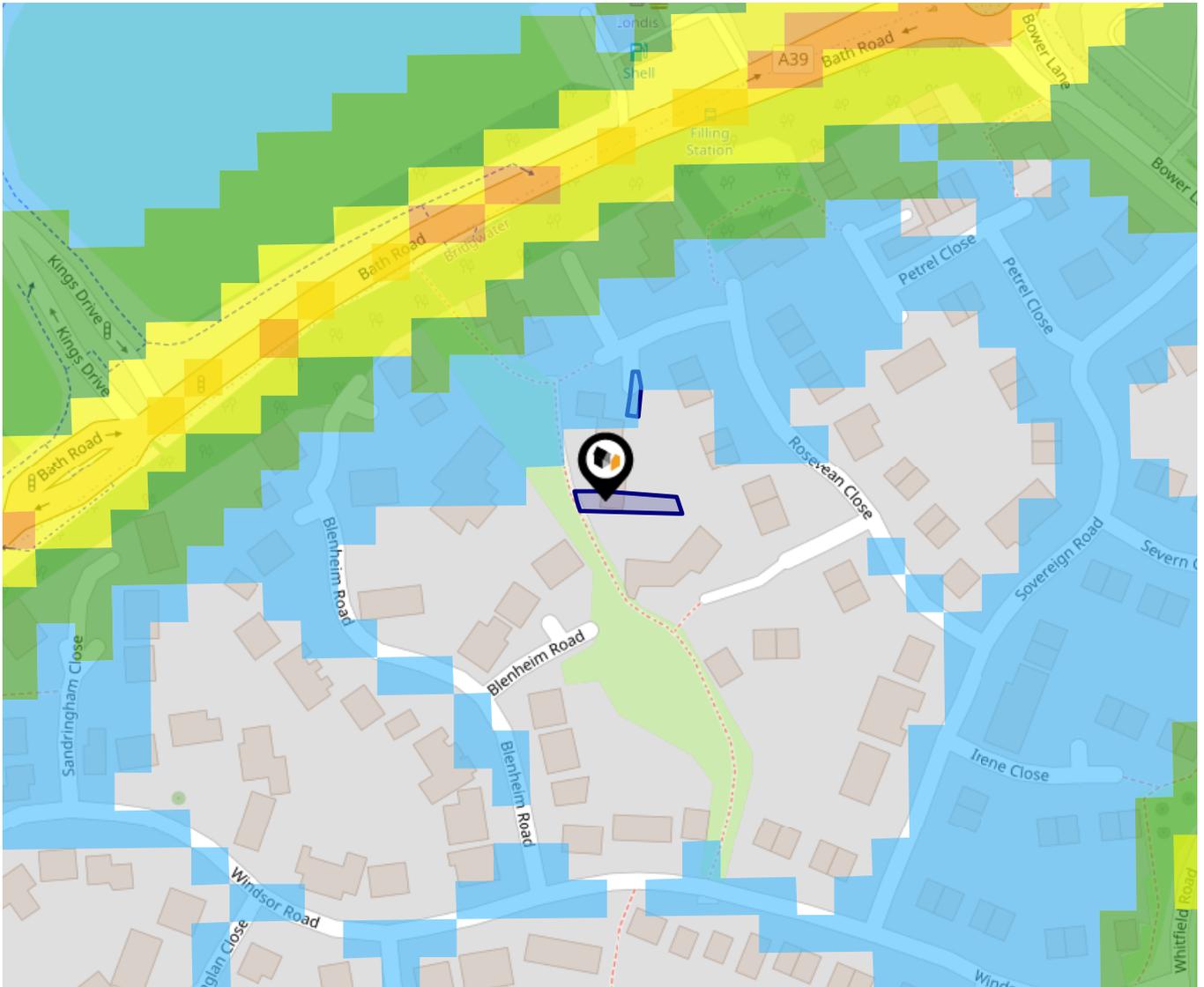
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Powered by
4prift
Lettings Intelligence

Soils & Clay

COOPER
AND
TANNER

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE
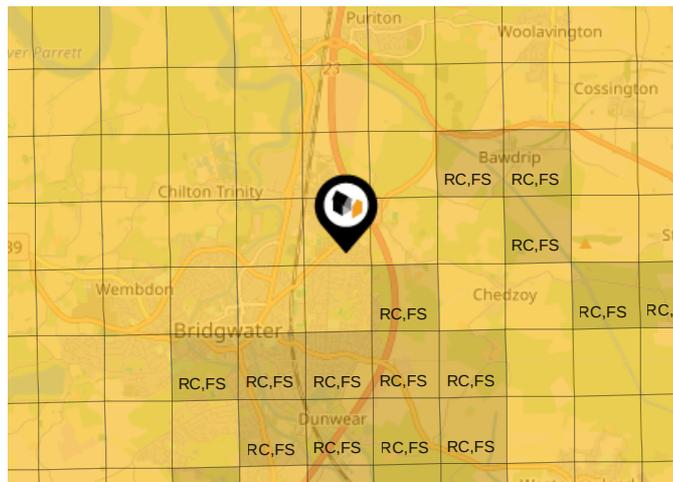**Parent Material Grain:** ARGILLIC - ARENACEOUS
Soil Group: ALL

Soil Texture: CLAY TO SANDY LOAM
Soil Depth: DEEP

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

Powered by
4prift
Lettings Intelligence
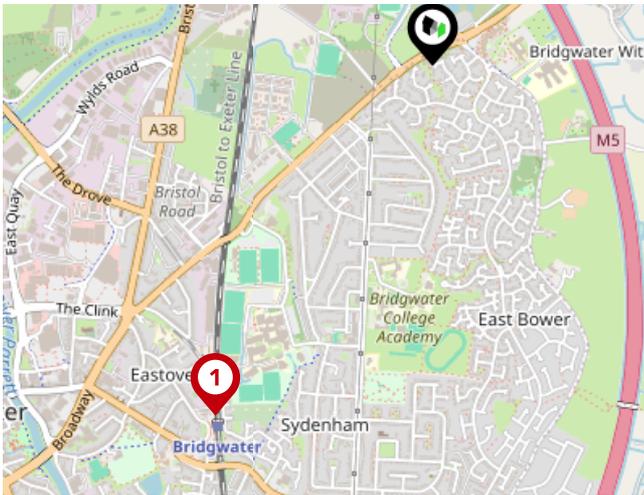
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.96 miles
2	Highbridge & Burnham-on-Sea Rail Station	5.44 miles
3	Highbridge & Burnham-on-Sea Rail Station	5.45 miles
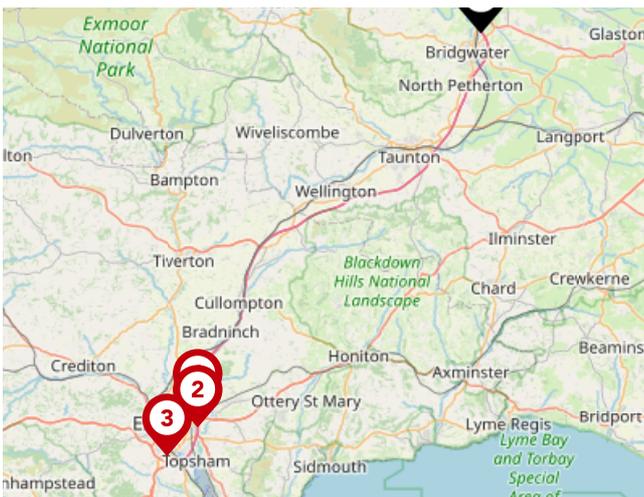
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	35.36 miles
2	M5 J30	36.34 miles
3	M5 J31	39.46 miles

Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.65 miles
2	Felton	20.65 miles
3	Cardiff Airport	23.74 miles
4	Exeter Airport	34.1 miles

COOPER
AND
TANNER
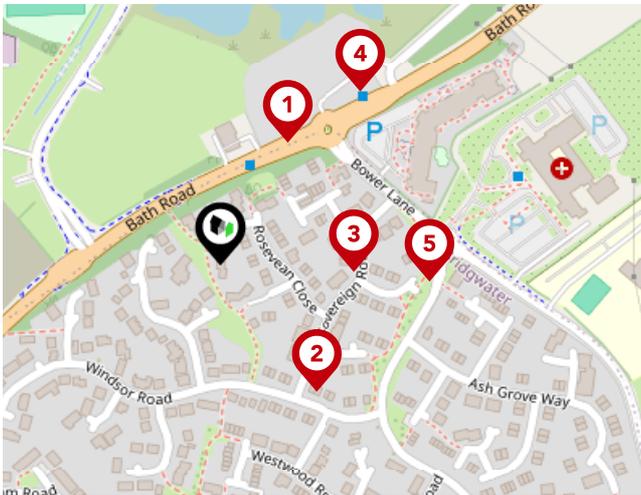
Bus Stops/Stations

Pin	Name	Distance
1	Filling Station	0.08 miles
2	Polden Meadows	0.09 miles
3	Severn Close	0.08 miles
4	Filling Station	0.13 miles
5	Whitfield Road	0.12 miles
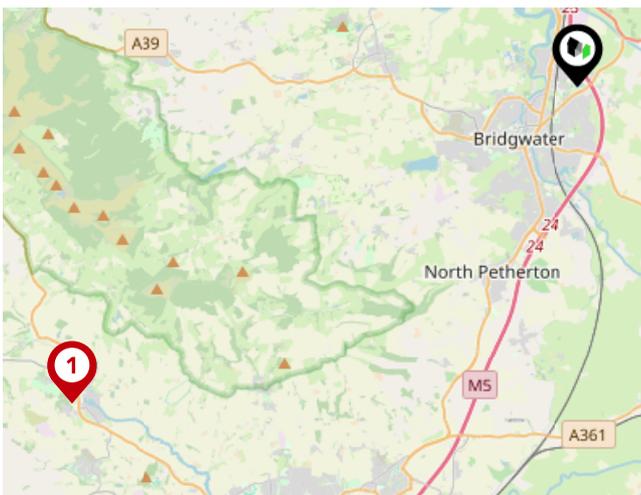
Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	11.07 miles

Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	0.63 miles

Powered by
4prift
Lettings Intelligence

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.

Cooper and Tanner
Testimonials

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.

f /cooperandtanner   ⬚ /cooper_and_tanner/

KFT - Key Facts for Tenants

Powered by
4prift
Lettings Intelligence
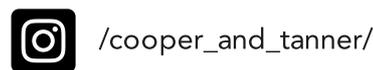
Cooper and Tanner
Data Quality

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.

Powered by

sprift
Lettings Intelligence

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

The information contained within this report is for general information purposes only.

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

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail