

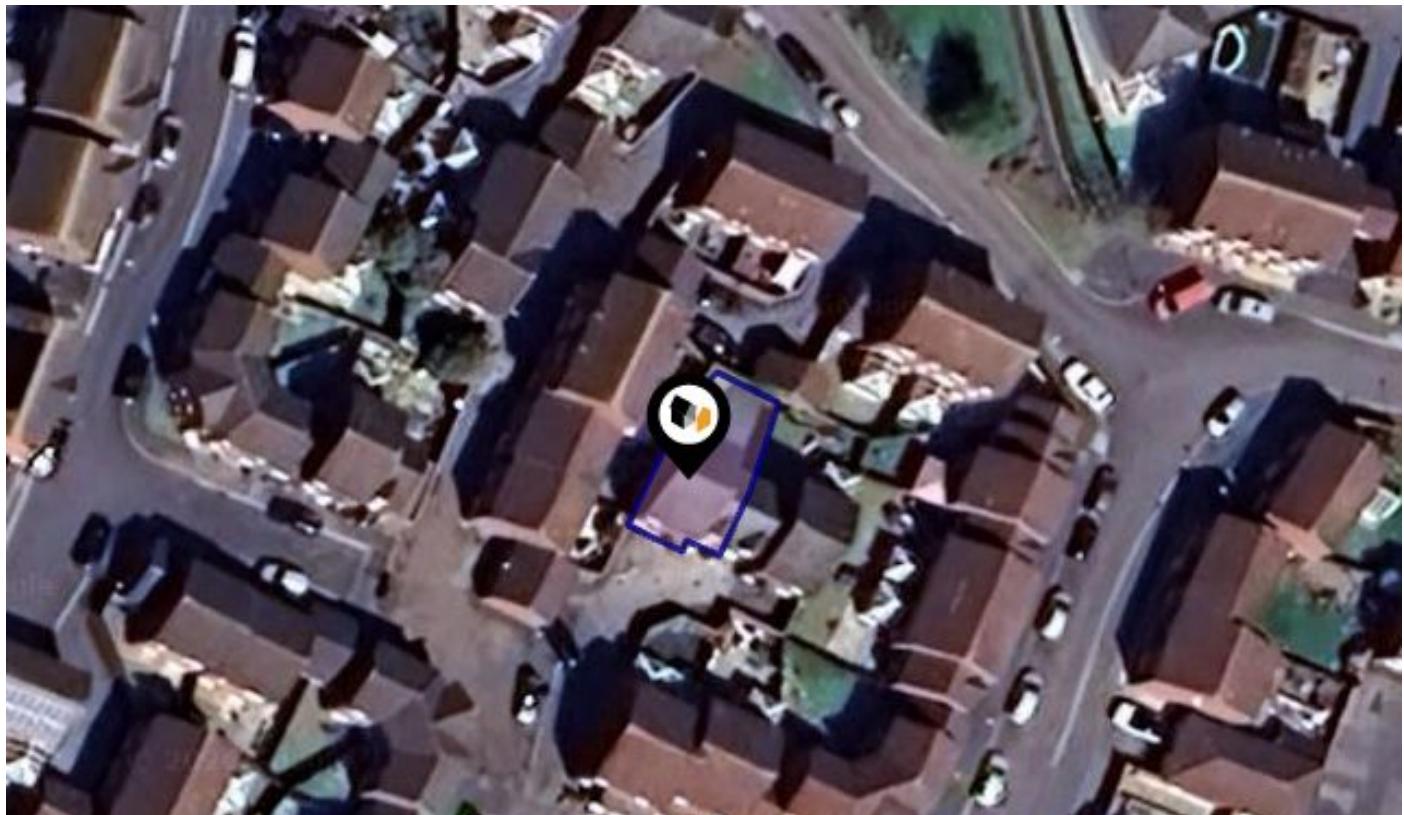


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 29th January 2026



SAVIANO WAY, BRIDGWATER, TA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



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Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.03 acres
Year Built :	2006
Council Tax :	Band C
Annual Estimate:	£2,168
Title Number:	ST247964

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15
mb/s **65**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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WEMBDON, BRIDGWATER, TA6

Energy rating

C

Valid until 05.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Suspended, insulated (assumed)
Total Floor Area:	86 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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/

Disclaimer

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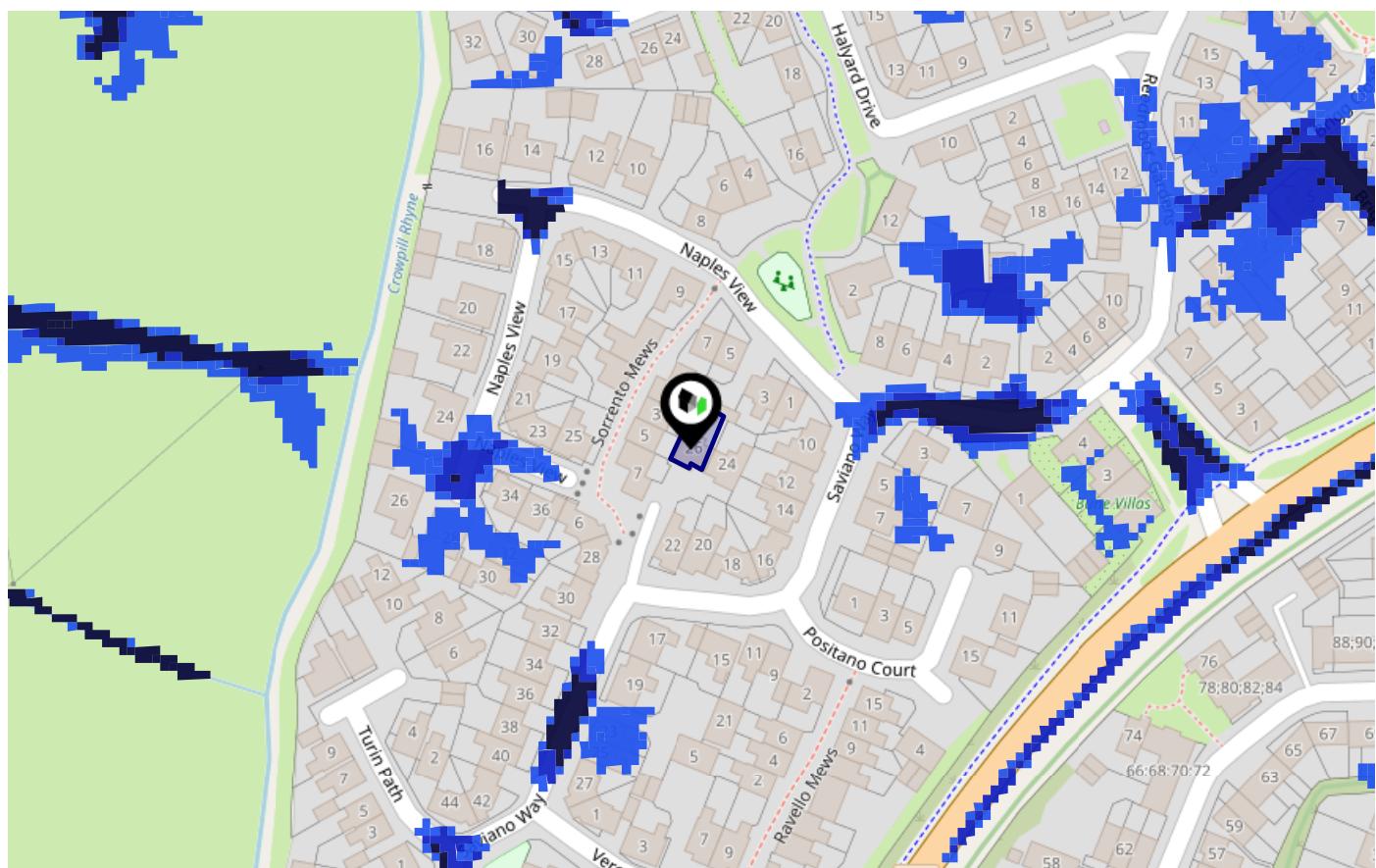
Important - Please read

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.

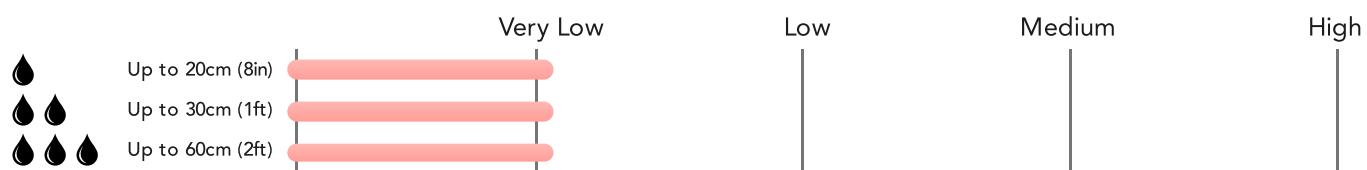


Risk Rating: Very low

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:

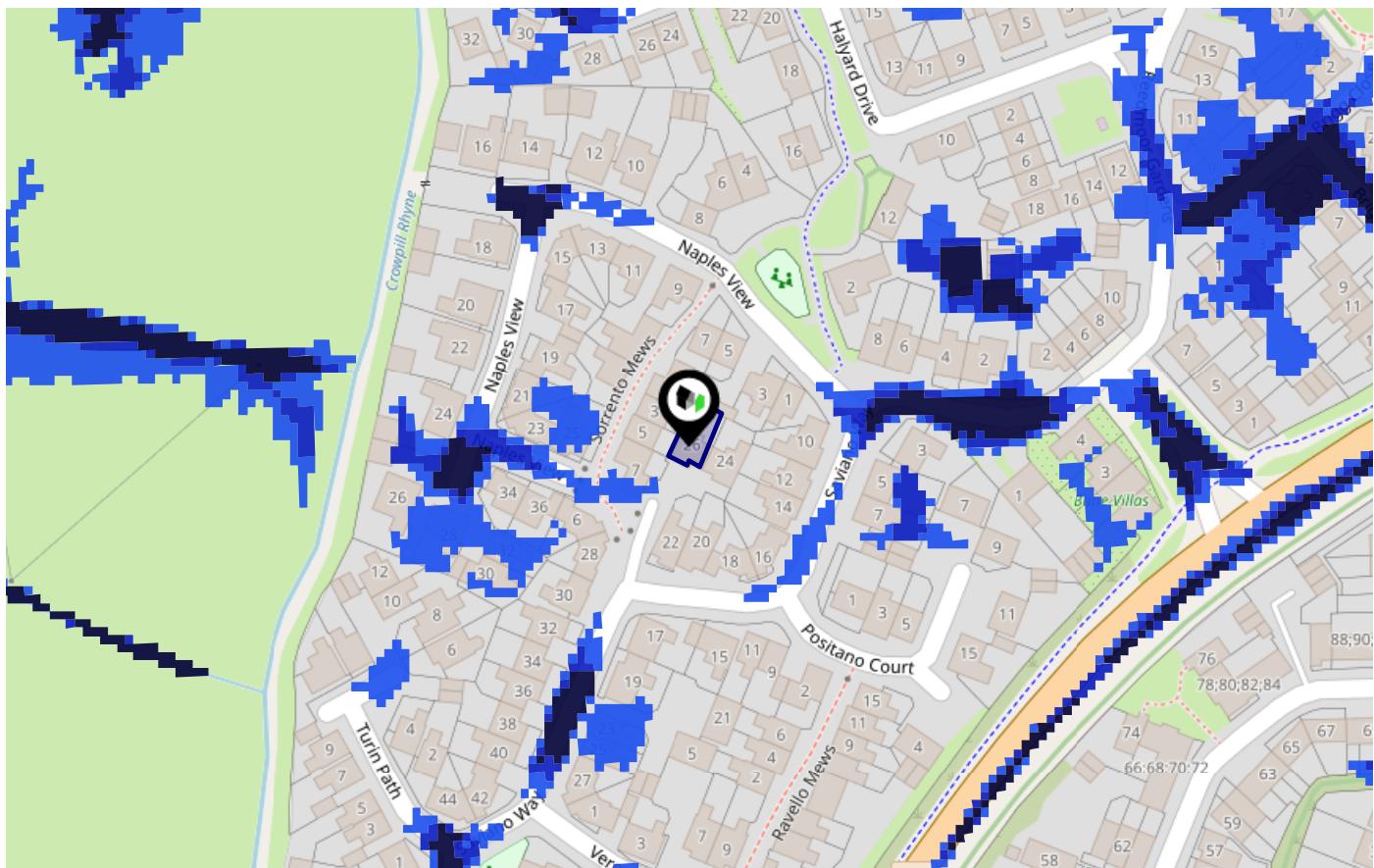


Flood Risk

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.

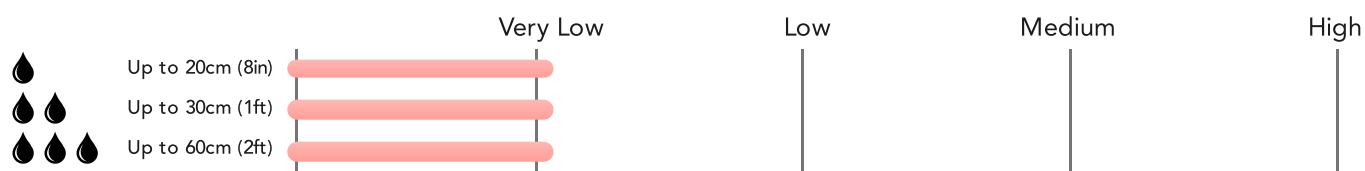


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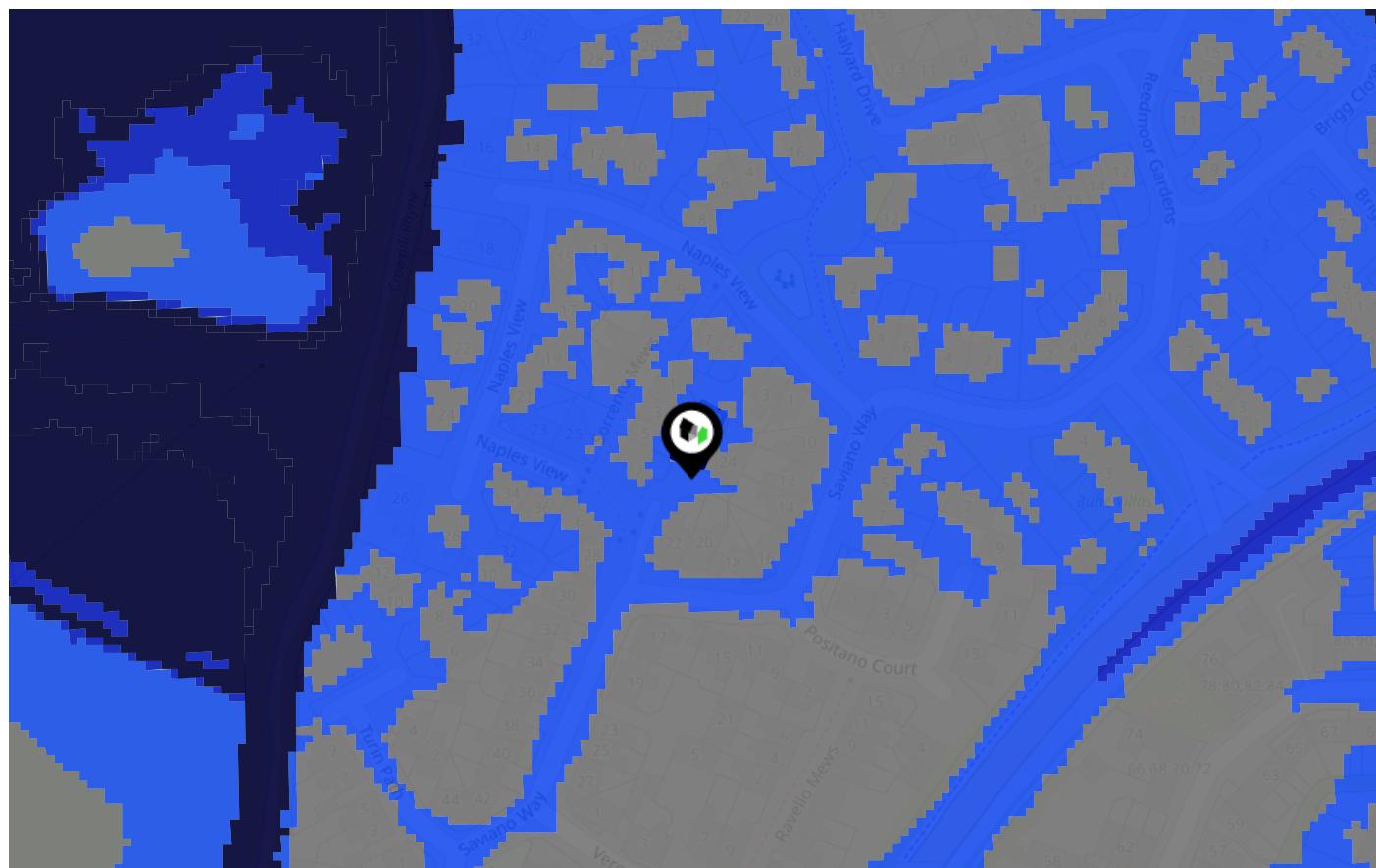


Flood Risk

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.

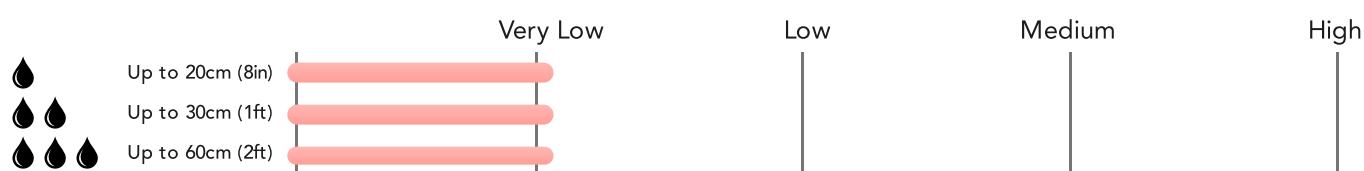


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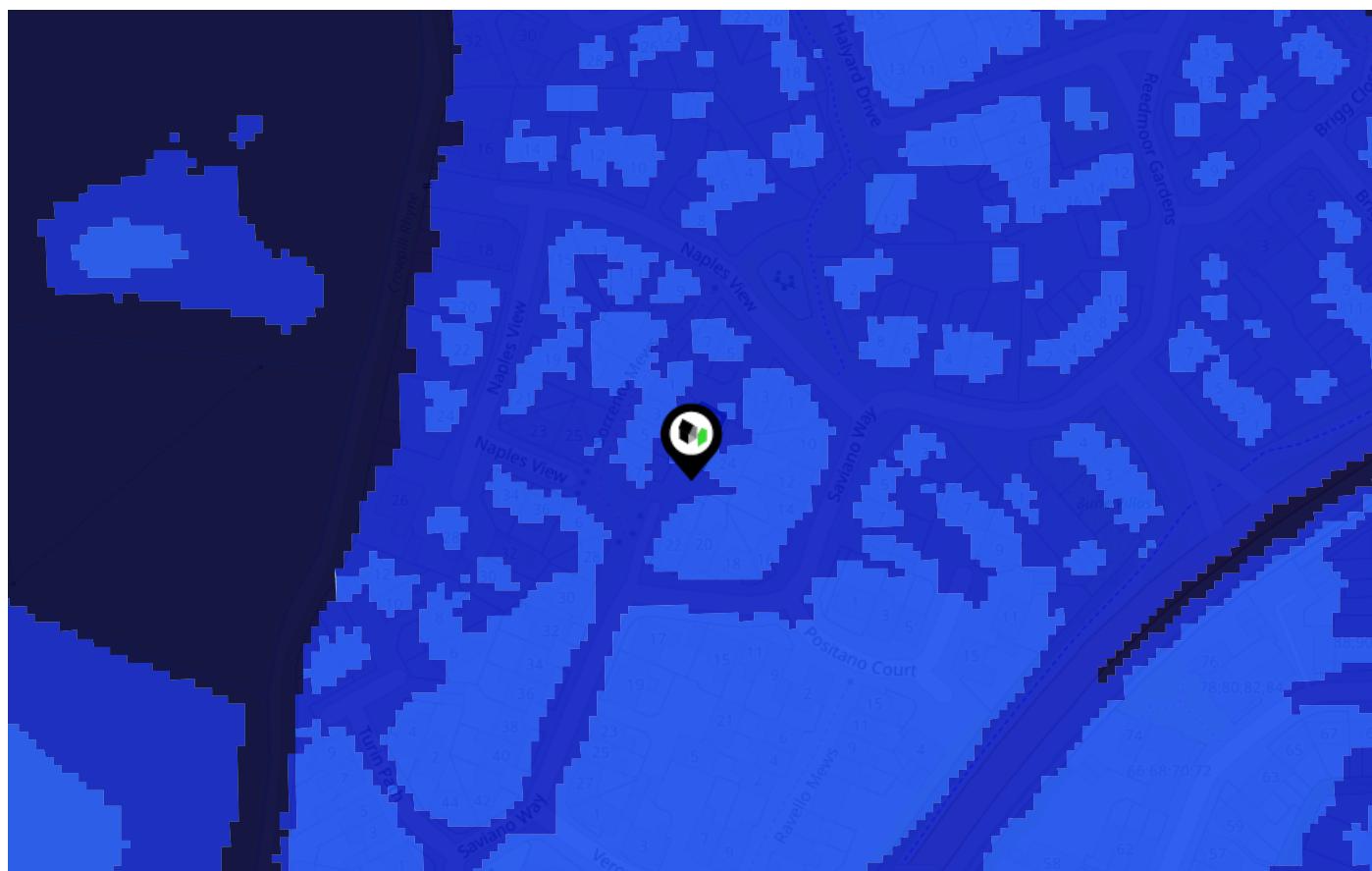


Flood Risk

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.

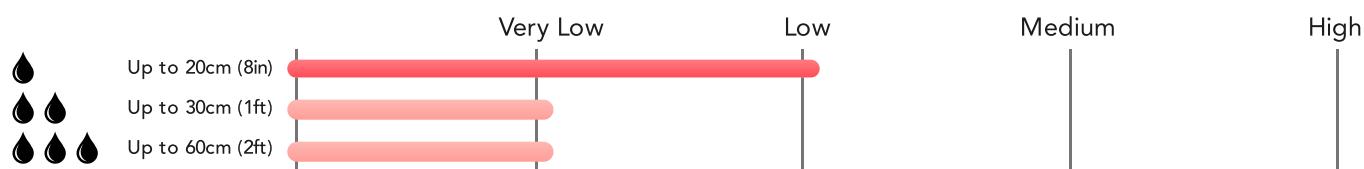


Risk Rating: Low

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.

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Chance of flooding to the following depths at this property:

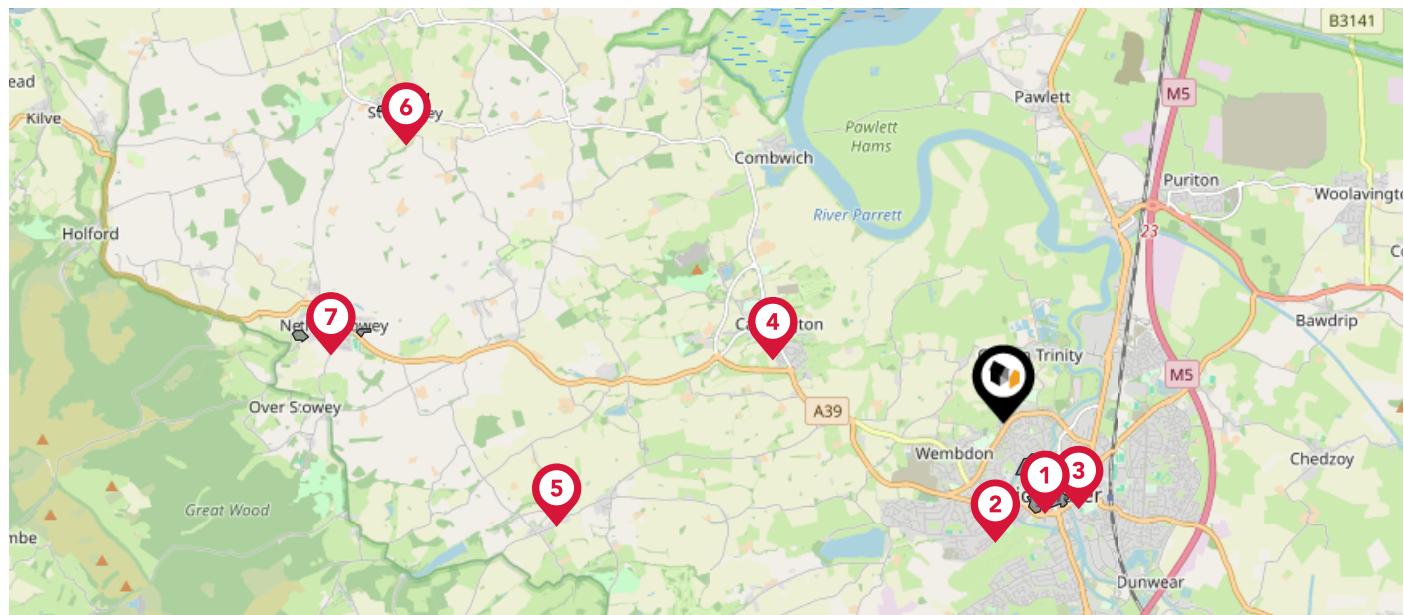


Maps

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

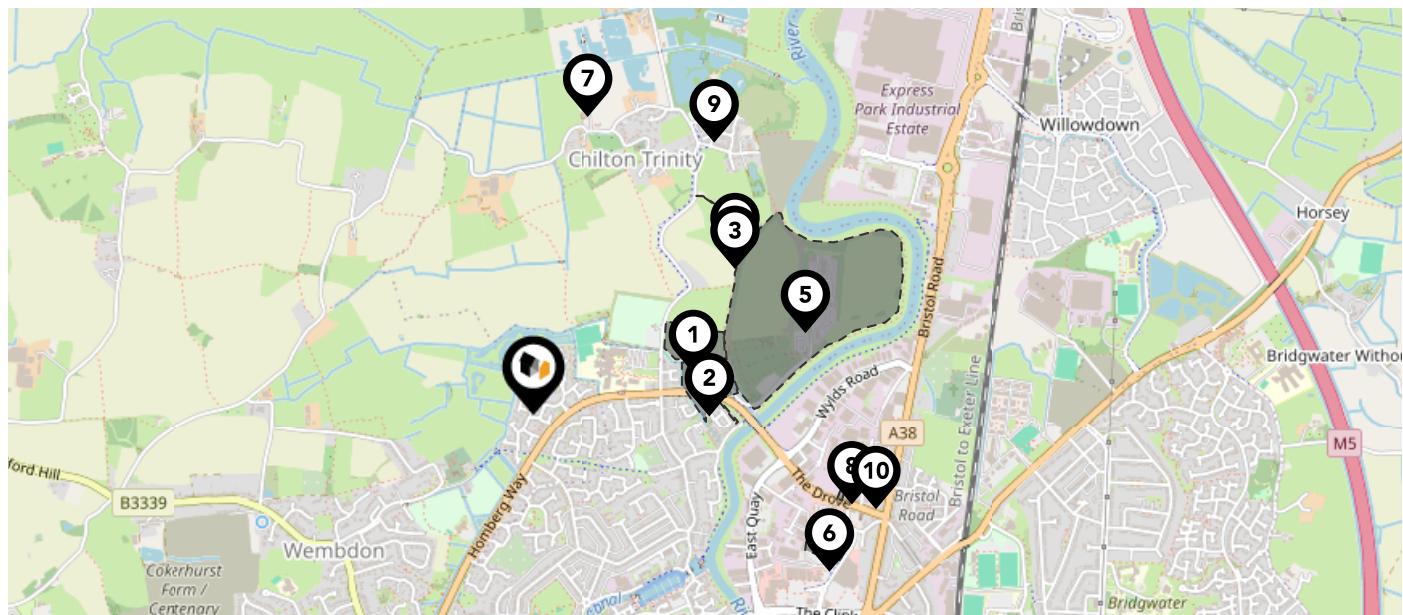
- 1 Bridgwater Central Area and Dock
- 2 Bridgwater Northfield
- 3 Bridgwater St John's
- 4 Cannington
- 5 Spaxton
- 6 Stogursey
- 7 Nether Stowey

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	Land at Saltlands-Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>
2	Land Off Saltlands Avenue-Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>
3	Flooded Pits-Chilton Trinity	Historic Landfill	<input type="checkbox"/>
4	Chilton Trinity former Clay Pits-Chilton Trinity, Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>
5	Saltlands Waste Disposal Site-Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>
6	The Leggar-Sydenham, Bridgwater	Historic Landfill	<input type="checkbox"/>
7	The Poplars-Chilton Trinity, Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>
8	Land at Bristol Road-Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>
9	Squares Road-Chilton Trinity	Historic Landfill	<input type="checkbox"/>
10	Pit off The Drove-Bridgwater, Somerset	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

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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.

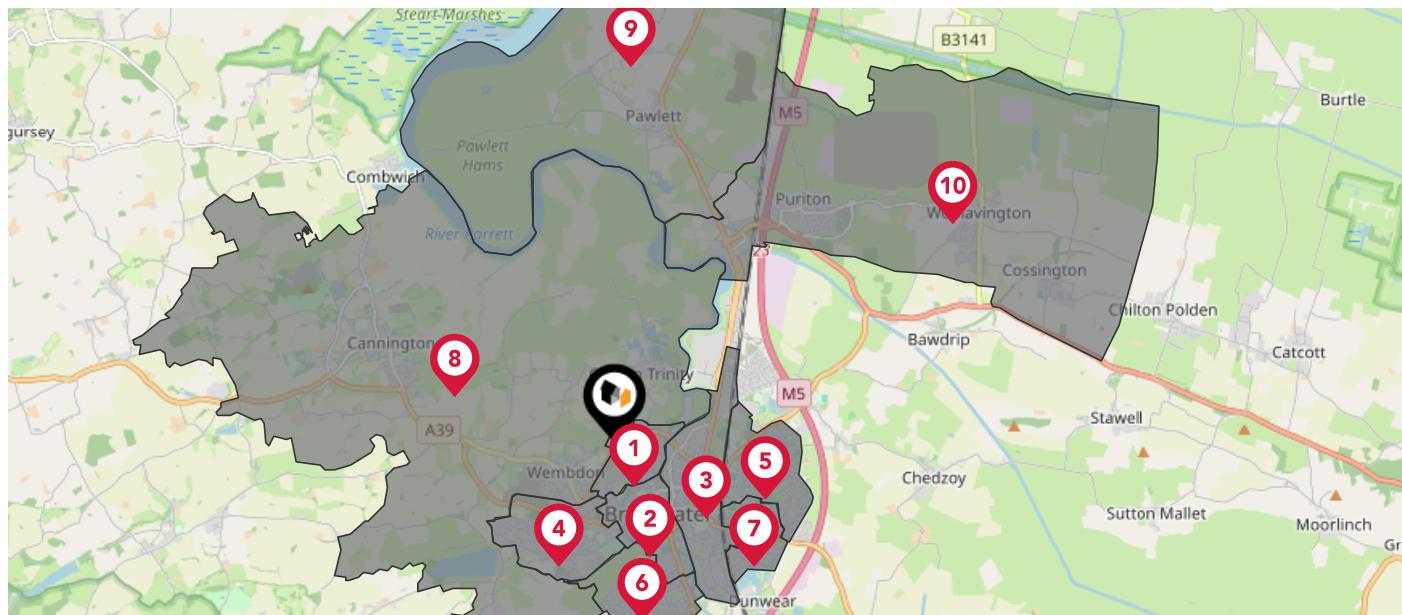
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

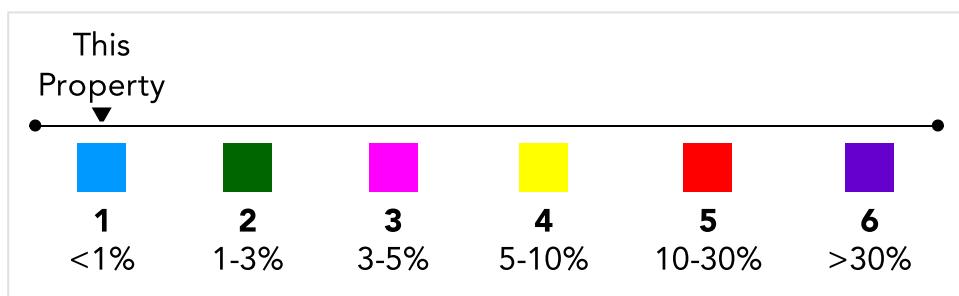
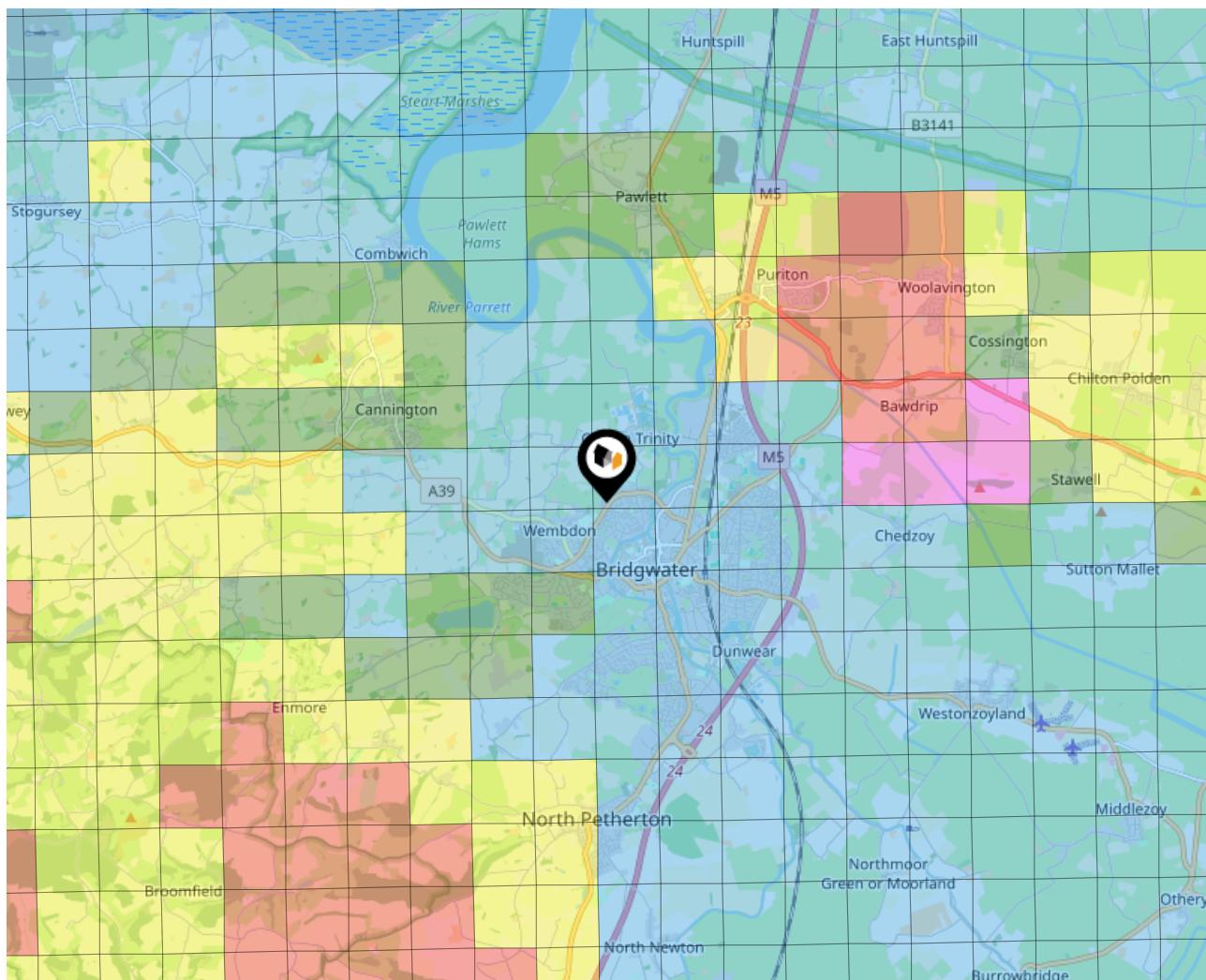


Nearby Council Wards

- 1 Bridgwater Victoria Ward
- 2 Bridgwater Westover Ward
- 3 Bridgwater Eastover Ward
- 4 Bridgwater Wyndham Ward
- 5 Bridgwater Fairfax Ward
- 6 Bridgwater Hamp Ward
- 7 Bridgwater Dunwear Ward
- 8 Cannington and Wembdon Ward
- 9 Huntspill and Pawlett Ward
- 10 Puriton and Woolavington 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).

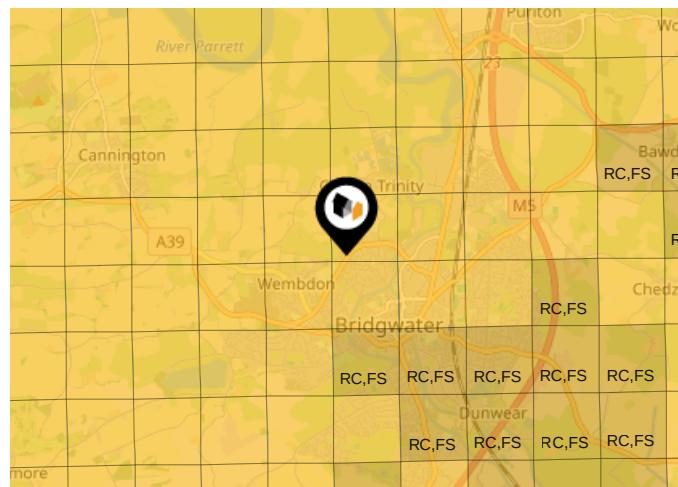


Environment **Soils & Clay**

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

Carbon Content: VARIABLE **Soil Texture:** LOAM TO CLAY
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO HEAVY

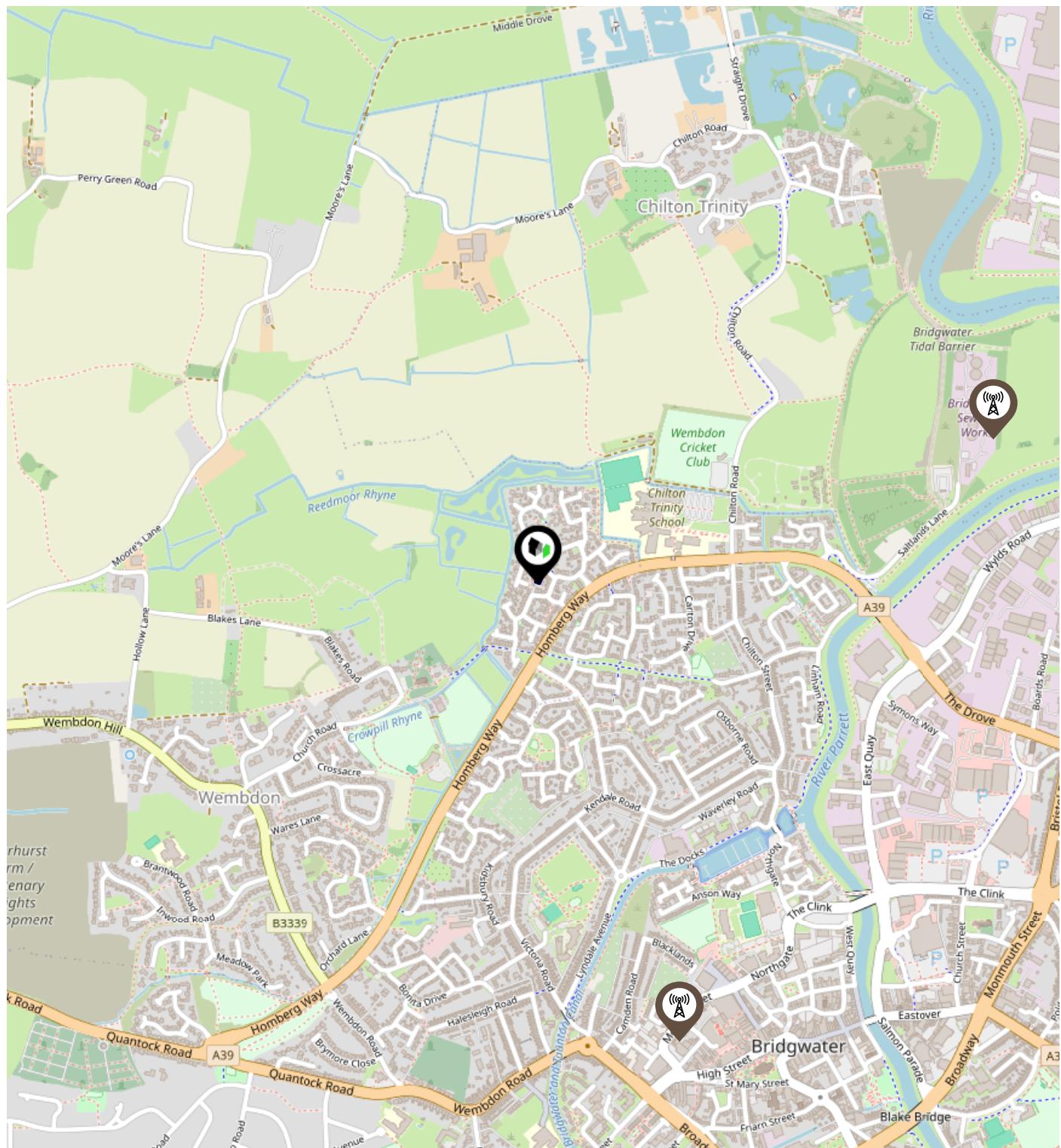


Primary Classifications (Most Common Clay Types)

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:

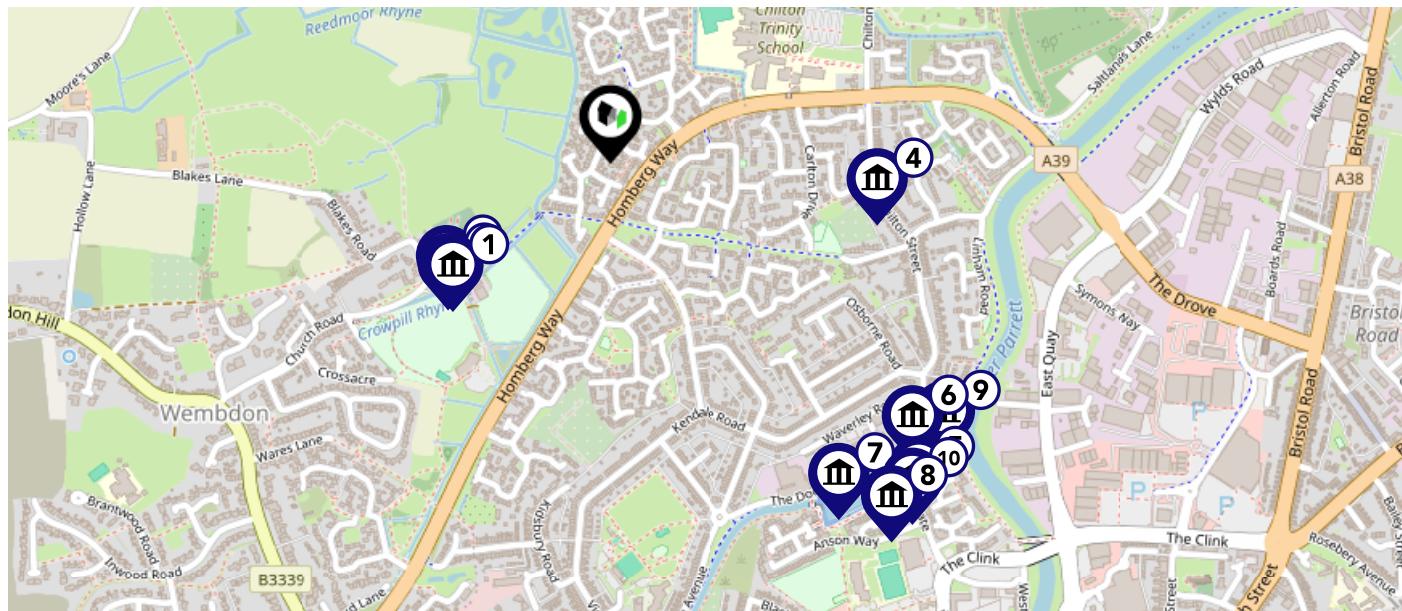
-  Power Pylons
-  Communication Masts

Maps

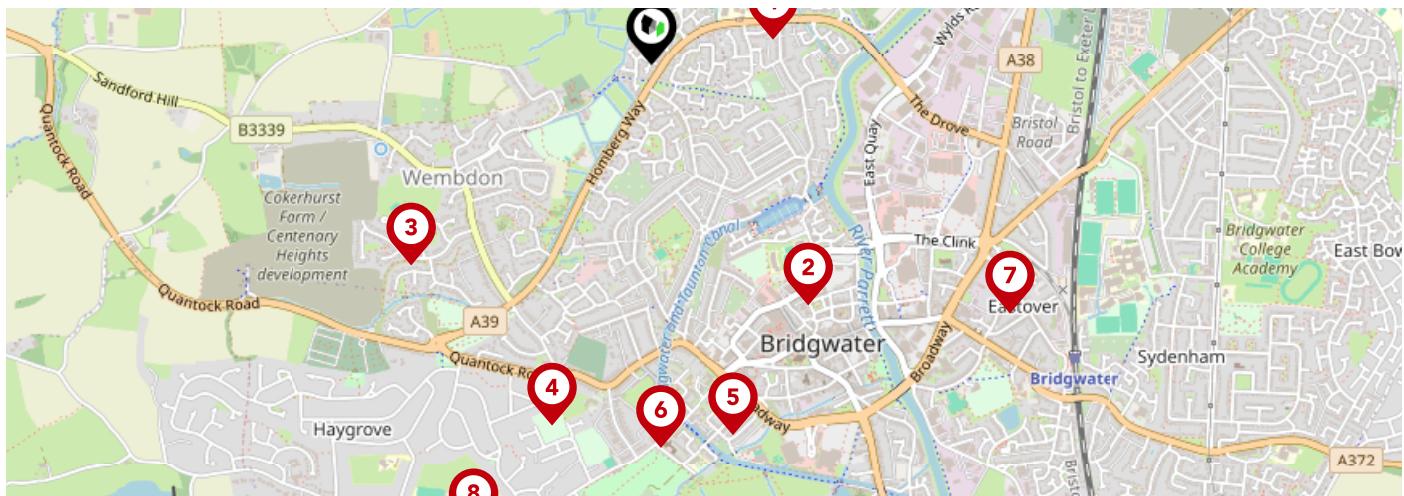
Listed Buildings

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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
 1237586 - Stocks, In Churchyard 8 Metres South Of Vestry, Church Of St George	Grade II	0.2 miles
 1059052 - Churchyard Cross, In Churchyard 8 Metres South Of South Aisle, Church Of St George	Grade II	0.2 miles
 1237571 - Church Of St George	Grade II	0.2 miles
 1205648 - Crown Mills	Grade II	0.3 miles
 1197404 - Pair Of Gate Piers Approx 50 Metres North West Of Wares Warehouse	Grade II	0.5 miles
 1197408 - Harbour Master's House	Grade II	0.5 miles
 1197401 - Bridgwater Dock, Tidal Basin, Locks, Quaysides, Bridges And Fittings	Grade II	0.5 miles
 1197403 - Wares Warehouse (bridgwater Dock)	Grade II	0.5 miles
 1355195 - Dock Cottages	Grade II	0.5 miles
 1025042 - Pair Of Gate Piers Approximately 30 Metres North East Of Wares Warehouse	Grade II	0.5 miles



Nursery Primary Secondary College Private



Chilton Trinity School

Ofsted Rating: Requires improvement | Pupils: 970 | Distance:0.29



Northgate Primary School

Ofsted Rating: Good | Pupils: 256 | Distance:0.67



Wembdon St George's Church School

Ofsted Rating: Good | Pupils: 319 | Distance:0.73



St Joseph's Catholic Primary School, Bridgwater

Ofsted Rating: Good | Pupils: 206 | Distance:0.87



The Bridge School Sedgemoor

Ofsted Rating: Good | Pupils: 59 | Distance:0.88



Westover Green Community School and Autism Centre

Ofsted Rating: Good | Pupils: 405 | Distance:0.89



Eastover Primary School

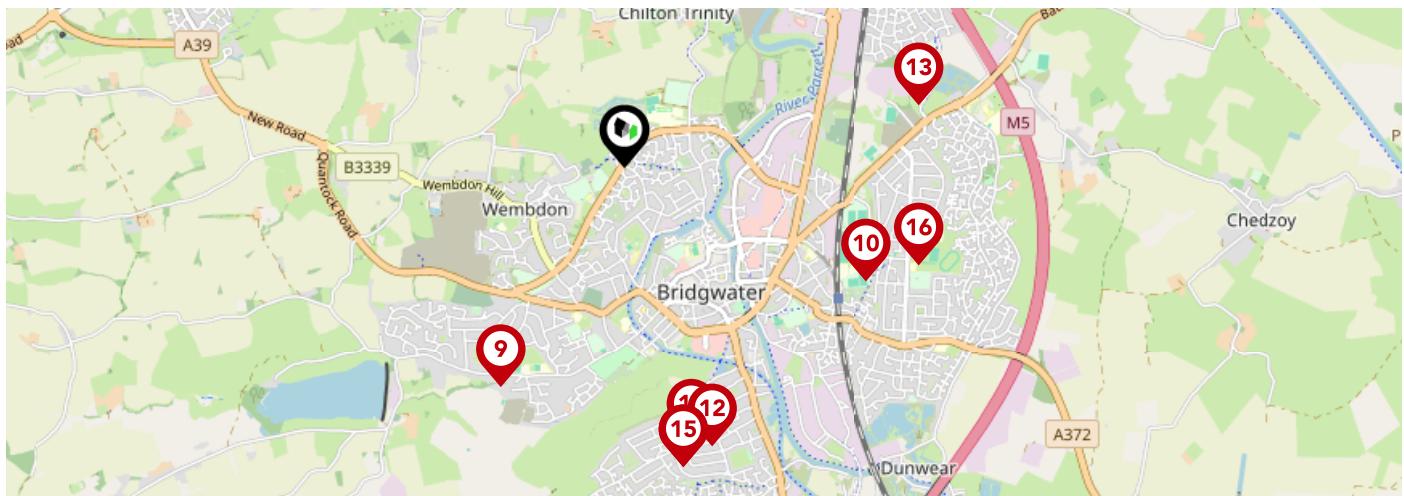
Ofsted Rating: Good | Pupils: 412 | Distance:1.02



Haygrove School

Ofsted Rating: Good | Pupils: 1066 | Distance:1.16



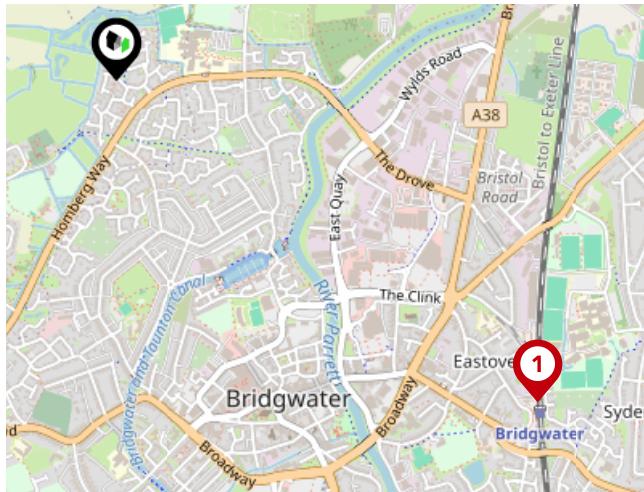


Nursery Primary Secondary College Private

9	St Mary's Voluntary Controlled Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 493 Distance: 1.17					
10	Bridgwater and Taunton College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance: 1.24					
11	Robert Blake School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1046 Distance: 1.31					
12	Polden Bower School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 223 Distance: 1.36					
13	Willowdown Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 307 Distance: 1.4					
14	Hamp Nursery and Infants' School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 273 Distance: 1.41					
15	Hamp Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 329 Distance: 1.41					
16	Bridgwater College Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1595 Distance: 1.44					

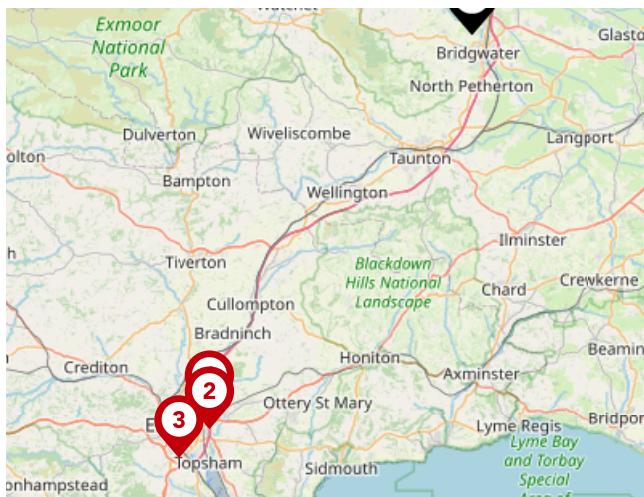
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	1.24 miles
2	Highbridge & Burnham-on-Sea Rail Station	5.77 miles
3	Highbridge & Burnham-on-Sea Rail Station	5.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	34.44 miles
2	M5 J30	35.44 miles
3	M5 J31	38.54 miles



Airports/Helpads

Pin	Name	Distance
1	Bristol Airport	21.57 miles
2	Felton	21.57 miles
3	Cardiff Airport	22.84 miles
4	Exeter Airport	33.24 miles

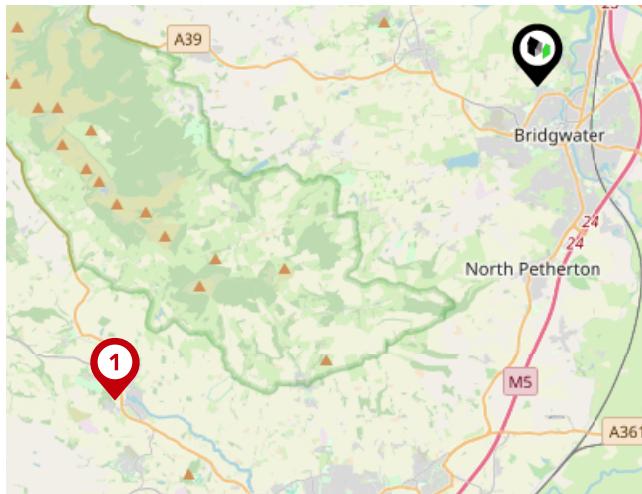
Area Transport (Local)

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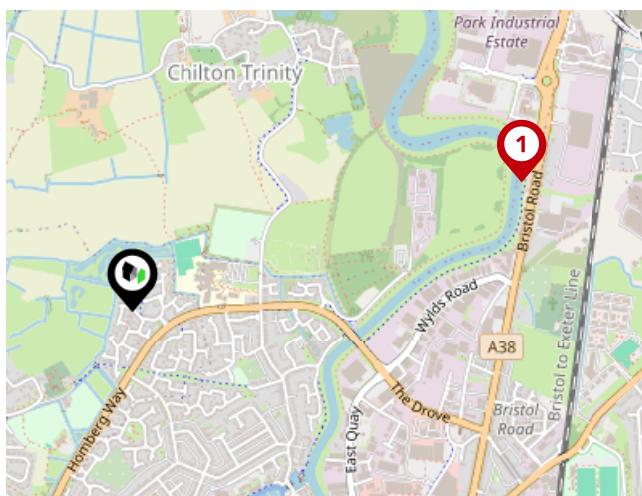
Bus Stops/Stations

Pin	Name	Distance
1	Trinity Way	0.08 miles
2	Trinity Way	0.14 miles
3	Homberg Way	0.14 miles
4	Western Way	0.14 miles
5	Chilton Trinity School	0.3 miles



Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	9.8 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	0.95 miles

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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