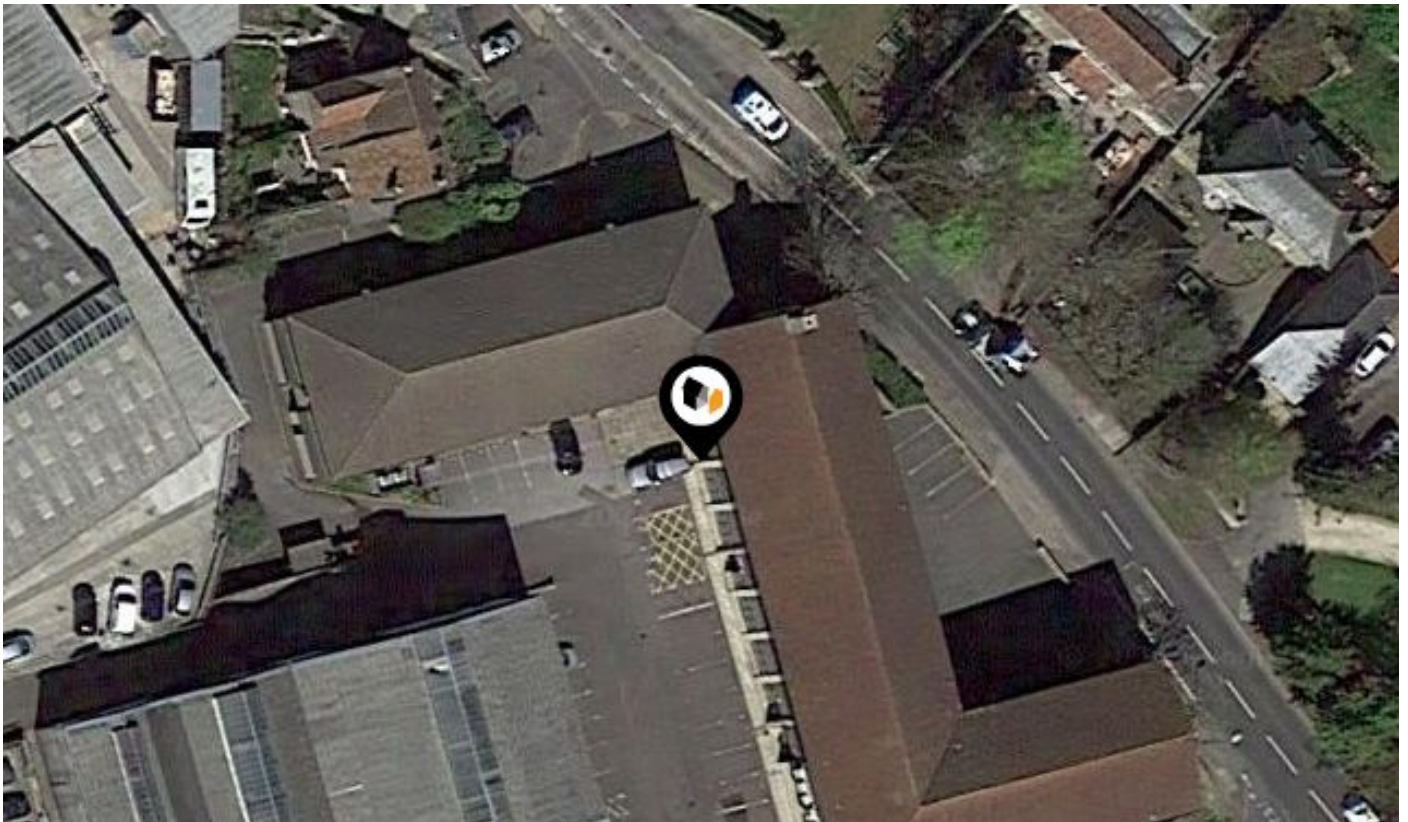




MIR: Material Info

The Material Information Affecting this Property

Tuesday 30th July 2024



VALLIS HOUSE, 58, ROBINS LANE, FROME, BA11

Cooper and Tanner

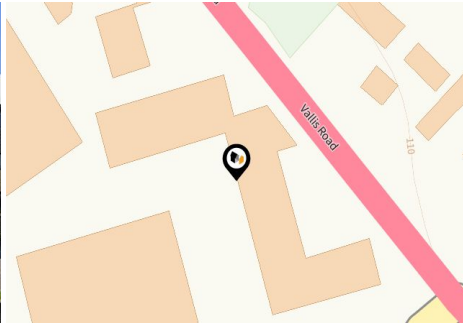
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 398 ft² / 37 m²

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	64 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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58 Robins Lane, BA11

Energy rating

C

Valid until 18.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.76 W/m ² ·K
Total Floor Area:	37 m ²

Building Safety

At the time of marketing we have not been made aware of any safety issues.

Accessibility / Adaptations

The flat is ground level to the car park.

Restrictive Covenants

At the time of marketing we have not been made aware of any Restrictive Covenants.

Rights of Way (Public & Private)

Not known.

Construction Type

At the time of marketing we are with understanding the building is of standard construction.

Electricity Supply

Main

Gas Supply

N/A

Central Heating

Electric

Water Supply

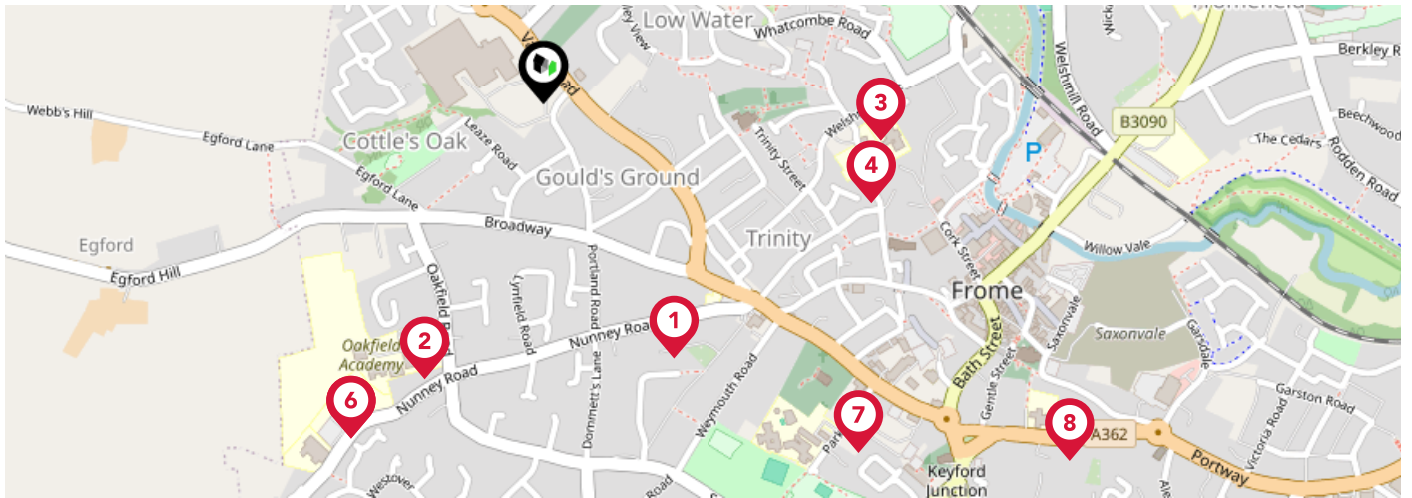
Mains

Drainage

Mains

Area Schools

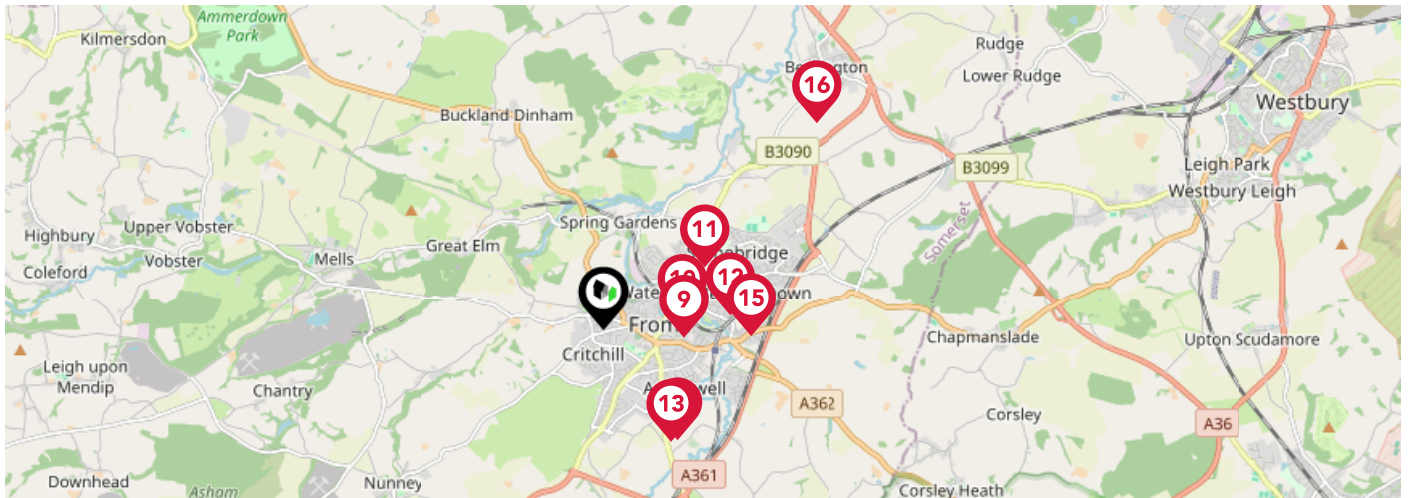
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		Nursery	Primary	Secondary	College	Private
1	Wessex Lodge School Ofsted Rating: Good Pupils: 31 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakfield Academy Ofsted Rating: Requires Improvement Pupils: 663 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 184 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Vallis First School Ofsted Rating: Good Pupils: 249 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trinity Church of England First School Ofsted Rating: Good Pupils: 293 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Critchill Special School Ofsted Rating: Good Pupils: 72 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Avanti Park School Ofsted Rating: Inadequate Pupils: 409 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Good Pupils: 289 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

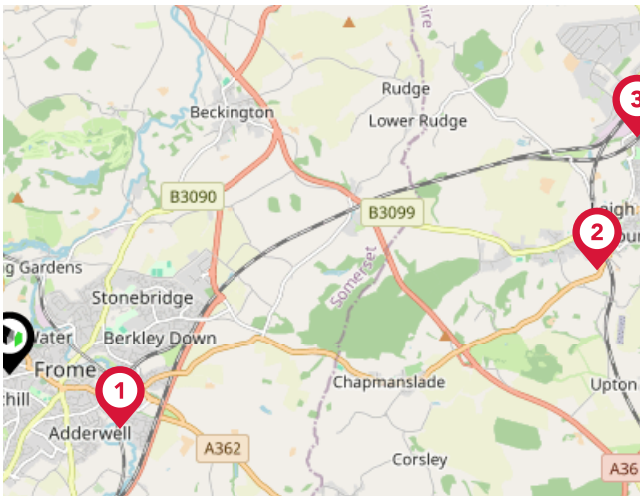
Area Schools

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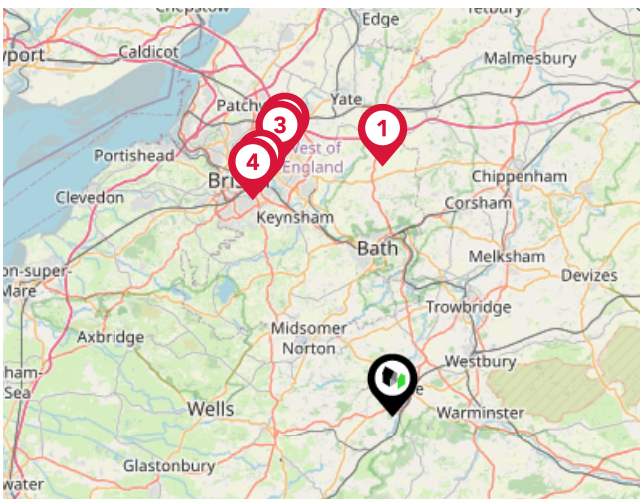
	Nursery	Primary	Secondary	College	Private
<p>9 Farleigh Further Education College - Frome Ofsted Rating: Good Pupils:0 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 North Hill House Ofsted Rating: Inadequate Pupils: 55 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Frome Community College Ofsted Rating: Good Pupils: 1153 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Selwood Academy Ofsted Rating: Good Pupils: 660 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Christ Church First School Ofsted Rating: Not Rated Pupils: 108 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Christ Church CofE First School Ofsted Rating: Inadequate Pupils: 221 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hayesdown First School Ofsted Rating: Good Pupils: 290 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 110 Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



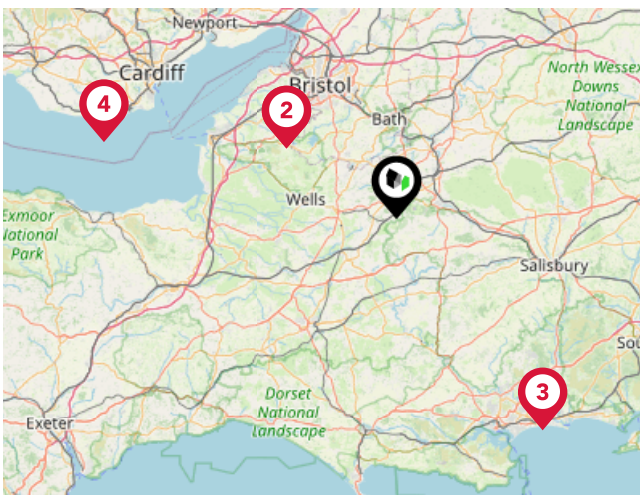
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	1.14 miles
2	Dilton Marsh Rail Station	5.54 miles
3	Westbury (Wilts) Rail Station	6.22 miles



Trunk Roads/Motorways

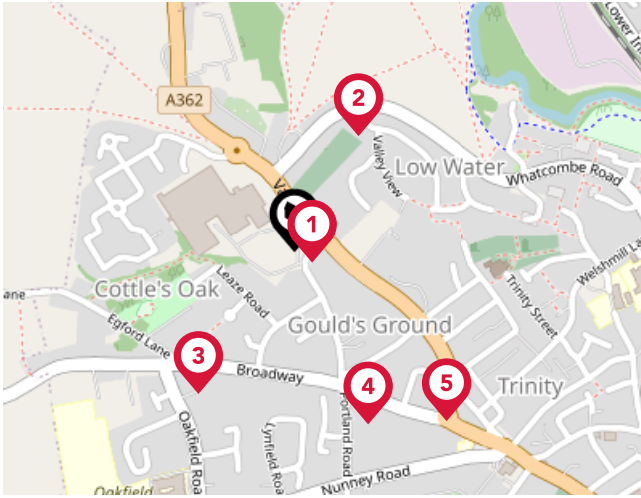
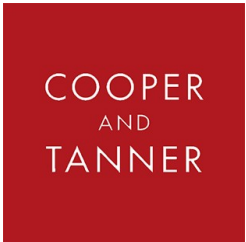
Pin	Name	Distance
1	M4 J18	18.5 miles
2	M32 J2	19.29 miles
3	M32 J1	20.47 miles
4	M32 J3	19.12 miles
5	M4 J19	20.88 miles



Airports/Helipads

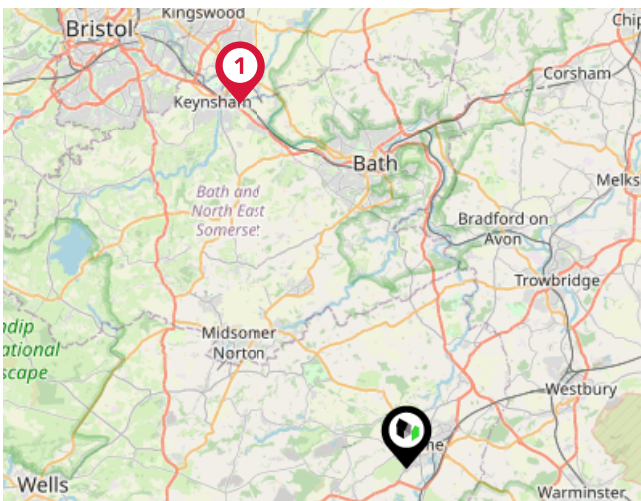
Pin	Name	Distance
1	Bristol Airport	19.41 miles
2	Bristol International Airport	19.41 miles
3	Bournemouth International Airport	38.4 miles
4	Cardiff International Airport	44.92 miles

Area Transport (Local)



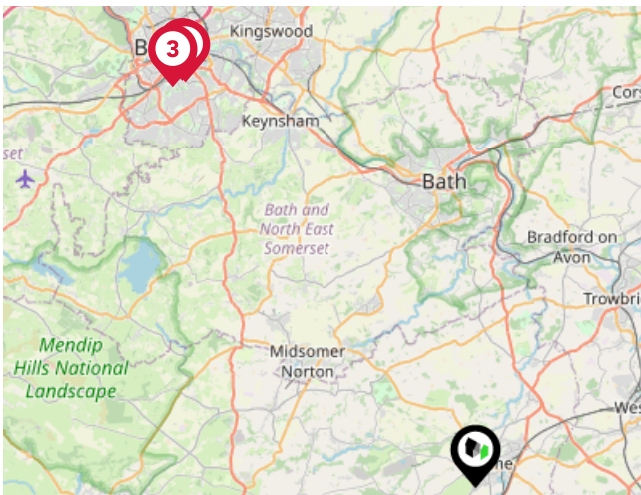
Bus Stops/Stations

Pin	Name	Distance
1	Robins Lane	0.02 miles
2	Upper Whatcombe Road	0.15 miles
3	Royal Oak	0.2 miles
4	Portland Road	0.22 miles
5	Broadway	0.27 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.87 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.43 miles
2	Temple Bridge (Bristol) Ferry Landing	18.55 miles
3	Bathurst Basin Ferry Landing	18.55 miles

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