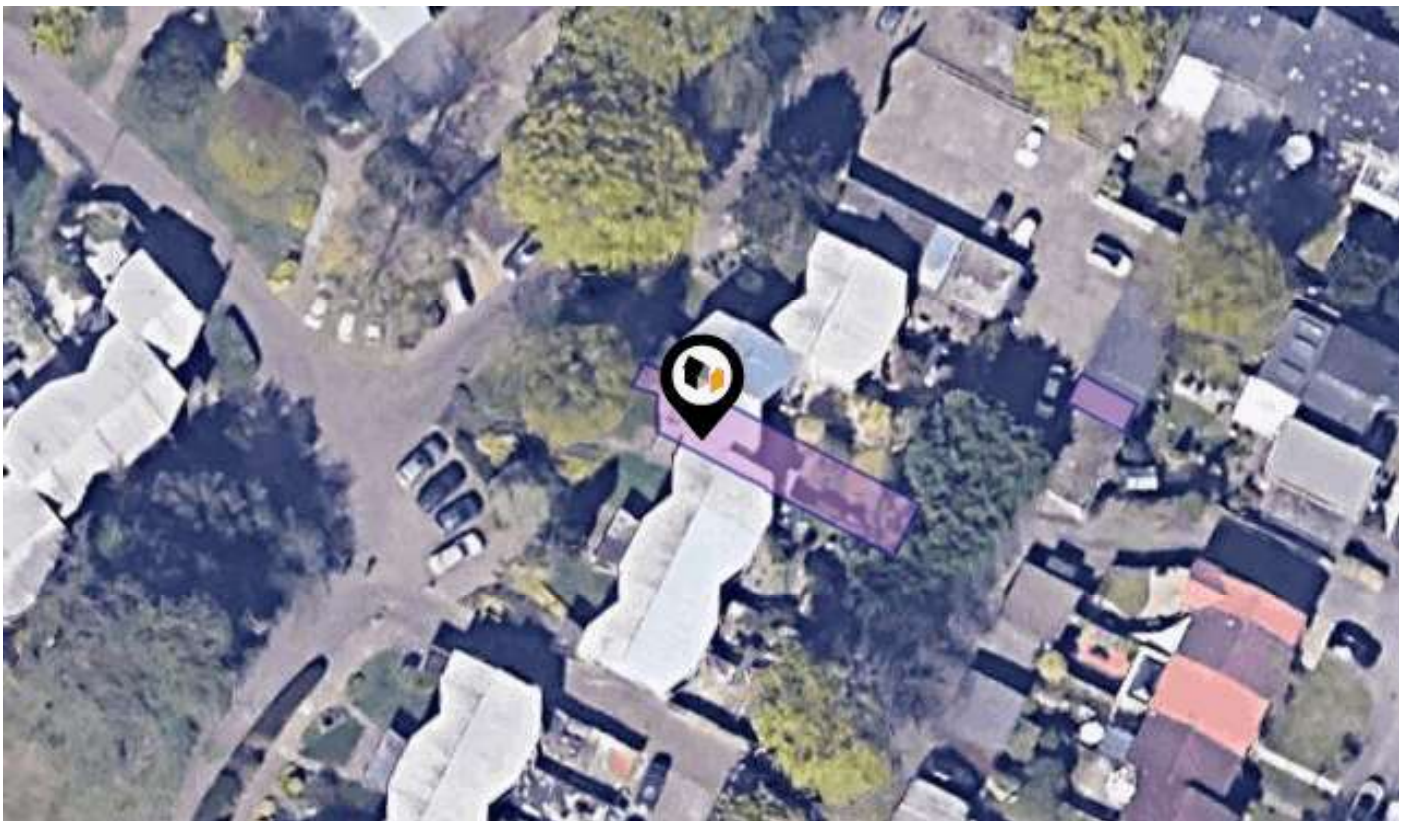




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 04th April 2026



TEMPLEMERE, WEYBRIDGE, KT13

Asking Price : £550,000

James Neave the Estate Agents

38 High Street Walton On Thames KT12 1DE

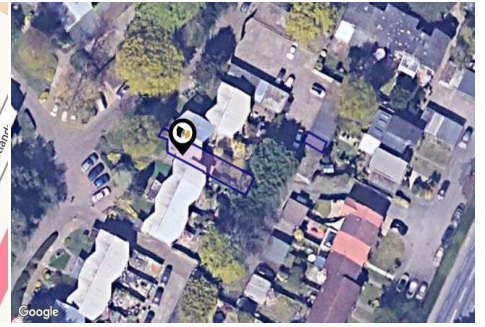
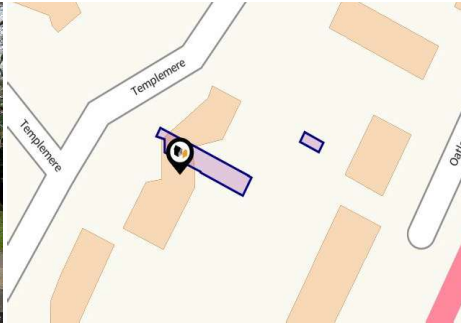
01932 221331

ryan@jamesneave.co.uk

www.jamesneave.co.uk



Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.03 acres
Year Built :	1950-1966
Council Tax :	Band E
Title Number:	SY303529

Asking Price:	£550,000
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	- mb/s

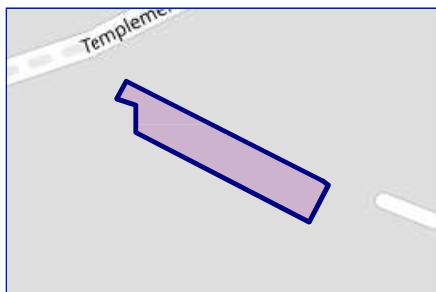
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

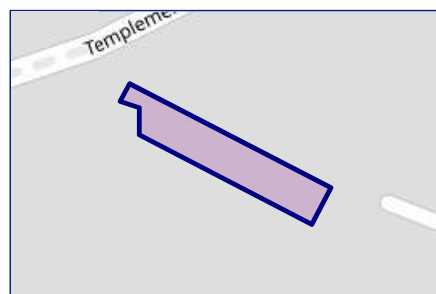


Freehold Title Plan



SY595136

Leasehold Title Plan

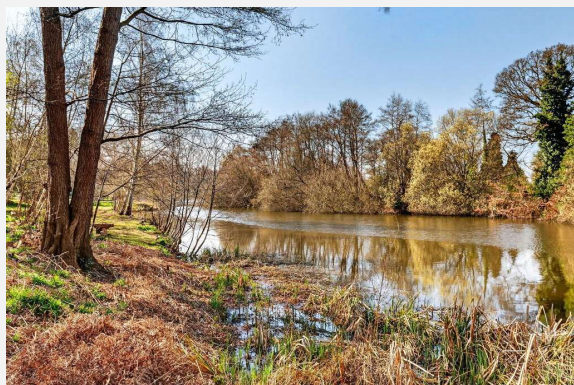
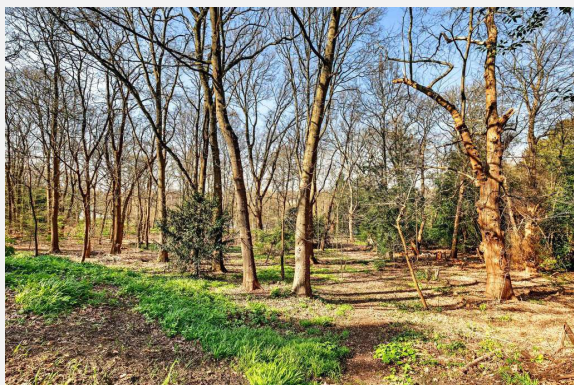


SY303529

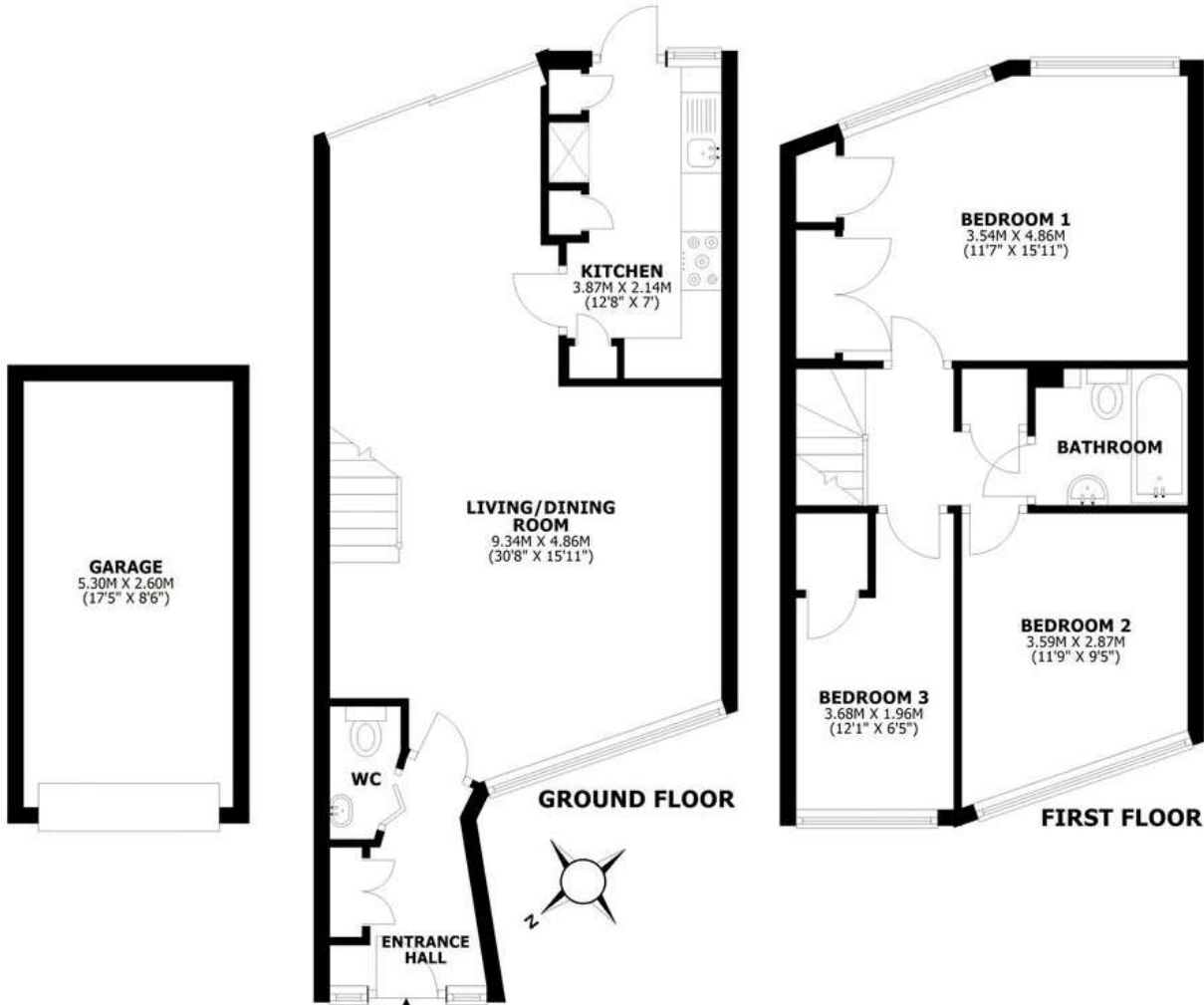
Start Date: 10/07/1963
End Date: 25/12/2059
Lease Term: 99 years (less 3 days) from 25 December 1960
Term Remaining: 33 years







TEMPLEMERE, WEYBRIDGE, KT13



Property EPC - Certificate

Templemere, KT13

Energy rating

D

Valid until 09.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

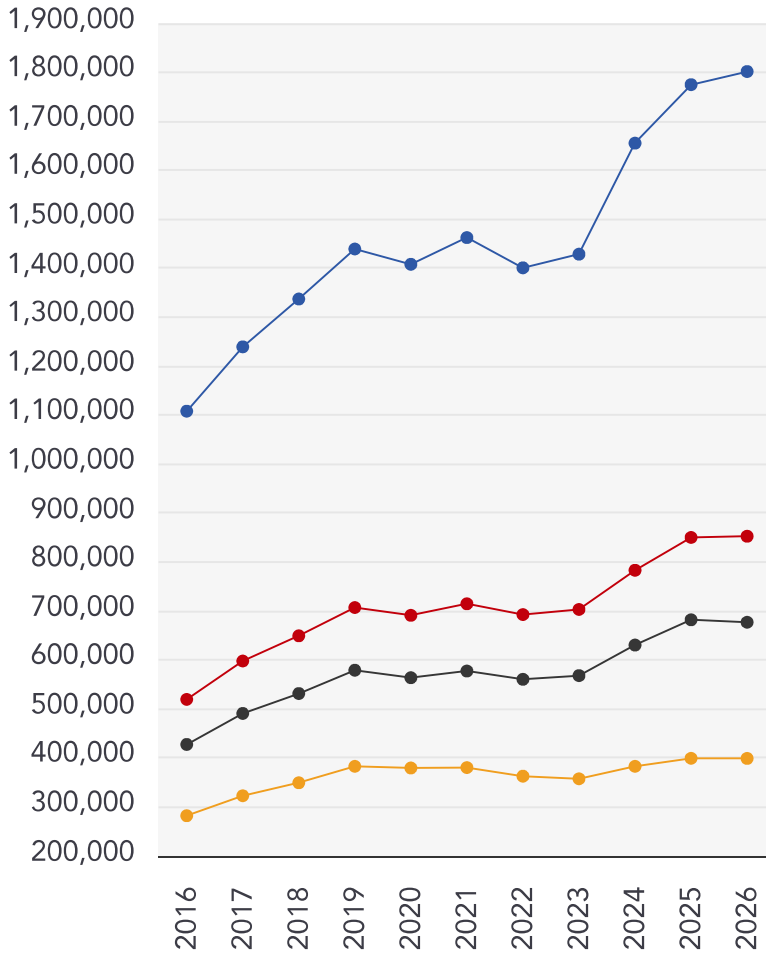
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT13



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

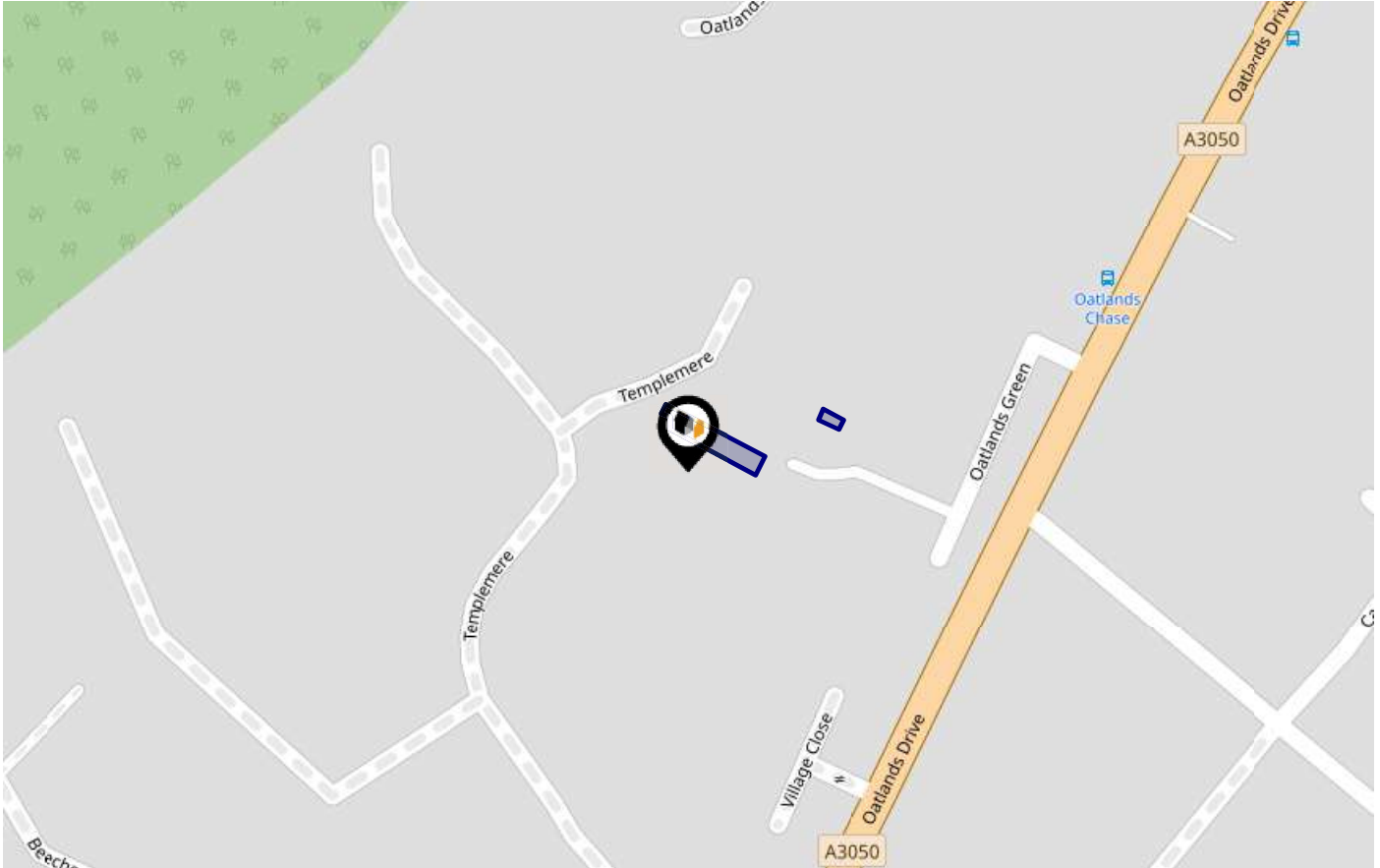
Flat

+41.43%

Flood Risk

Rivers & Seas - Flood Risk

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



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.

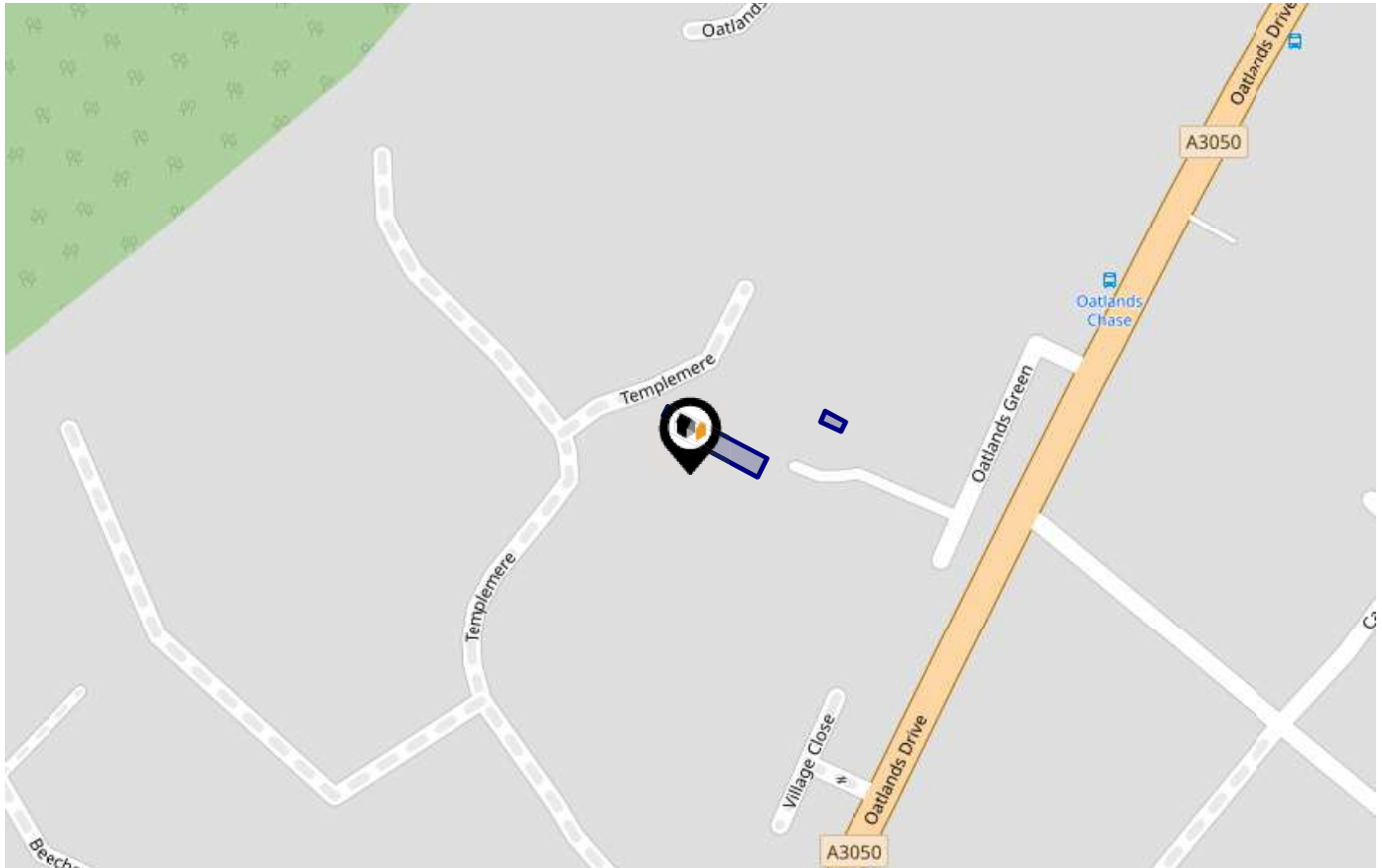
Chance of flooding to the following depths at this property:



Flood Risk

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.



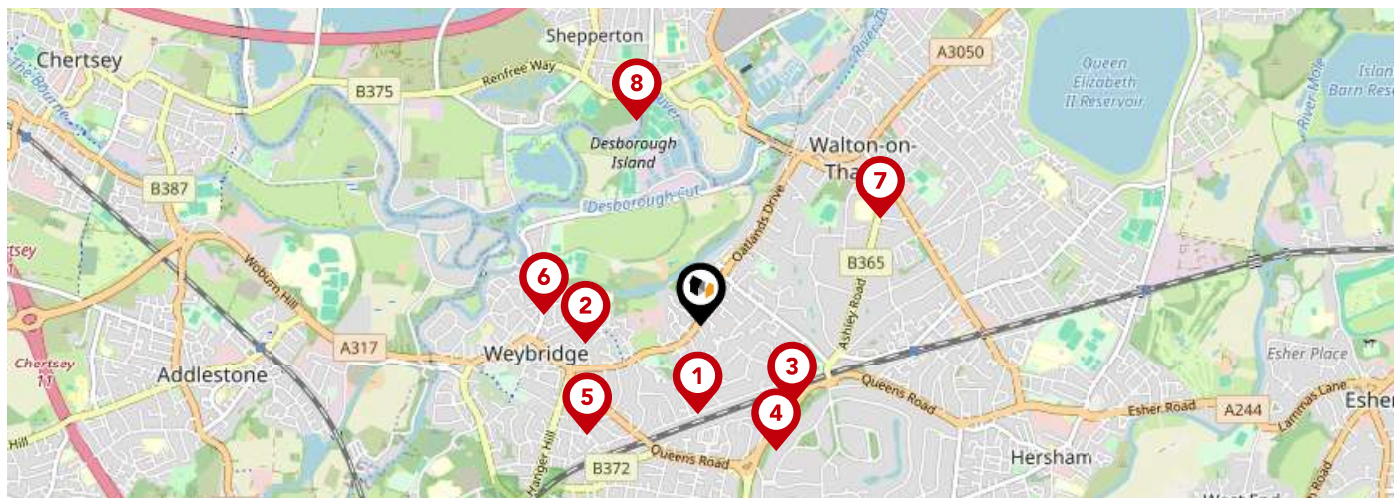
Risk Rating: **Very low**

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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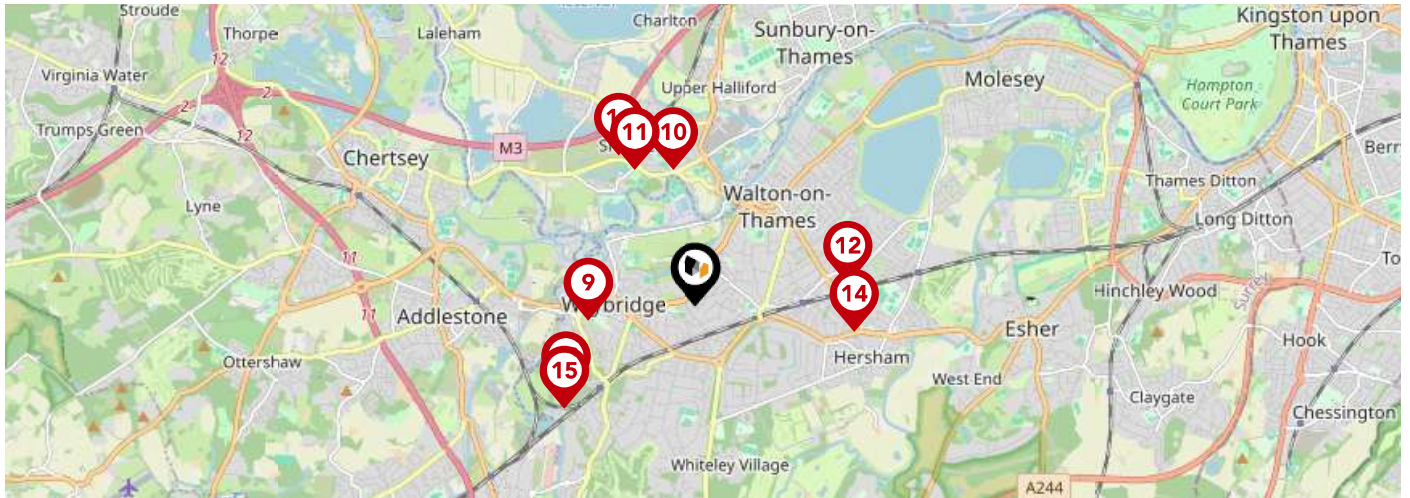
Chance of flooding to the following depths at this property:





		Nursery	Primary	Secondary	College	Private
1	Oatlands School Ofsted Rating: Good Pupils: 270 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St James CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Manby Lodge Infant School Ofsted Rating: Good Pupils: 268 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St George's Junior School Ofsted Rating: Not Rated Pupils: 624 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Good Pupils: 238 Distance: 1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 554 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathside School Ofsted Rating: Good Pupils: 1262 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brooklands College Ofsted Rating: Good Pupils: 0 Distance: 1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Mead School Ofsted Rating: Outstanding Pupils: 149 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

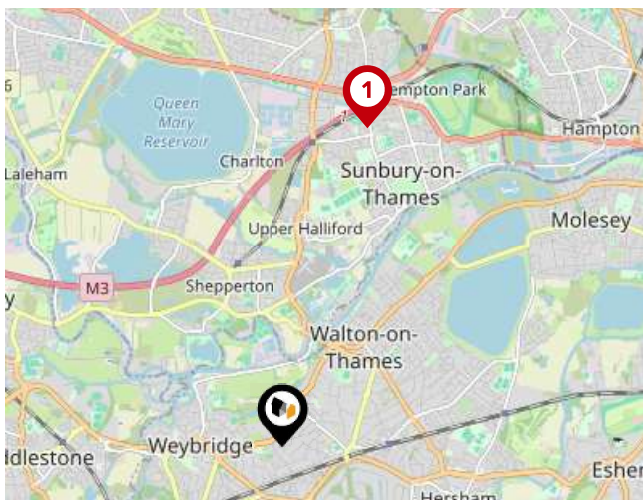
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Shepperton Rail Station	1.45 miles
2	Walton-on-Thames Rail Station	1.02 miles
3	Weybridge Rail Station	1.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.05 miles
2	M25 J10	3.81 miles
3	M25 J11	3.11 miles
4	M25 J12	4.62 miles
5	M3 J2	4.73 miles

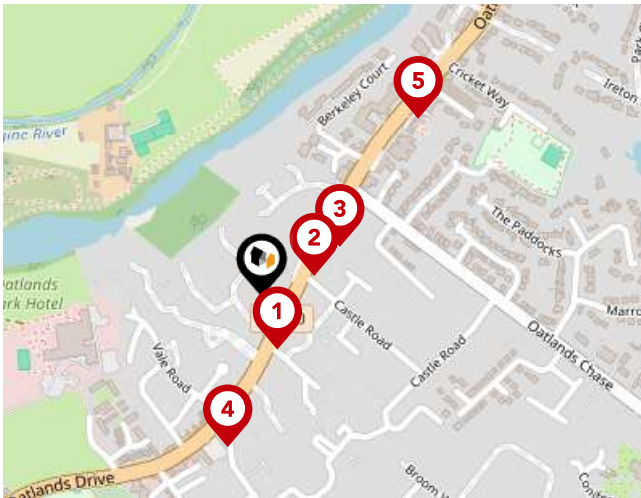


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.79 miles
2	Heathrow Airport	6.81 miles
3	Gatwick Airport	19.29 miles
4	Leaves Green	20.55 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Templemere	0.06 miles
2	Oatlands Chase	0.06 miles
3	Oatlands Chase	0.11 miles
4	The Laurels	0.18 miles
5	Beverley Close	0.27 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.69 miles
2	Heathrow Terminal 4	5.74 miles
3	Hatton Cross Station	6.26 miles



James Neave the Estate Agents

James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neaves for going above and beyond limits"

Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



/JamesNeave



/JamesNeaveEA

James Neave the Estate Agents 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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James Neave the Estate Agents

38 High Street Walton On Thames KT12

1DE

01932 221331

ryan@jamesneave.co.uk

www.jamesneave.co.uk

