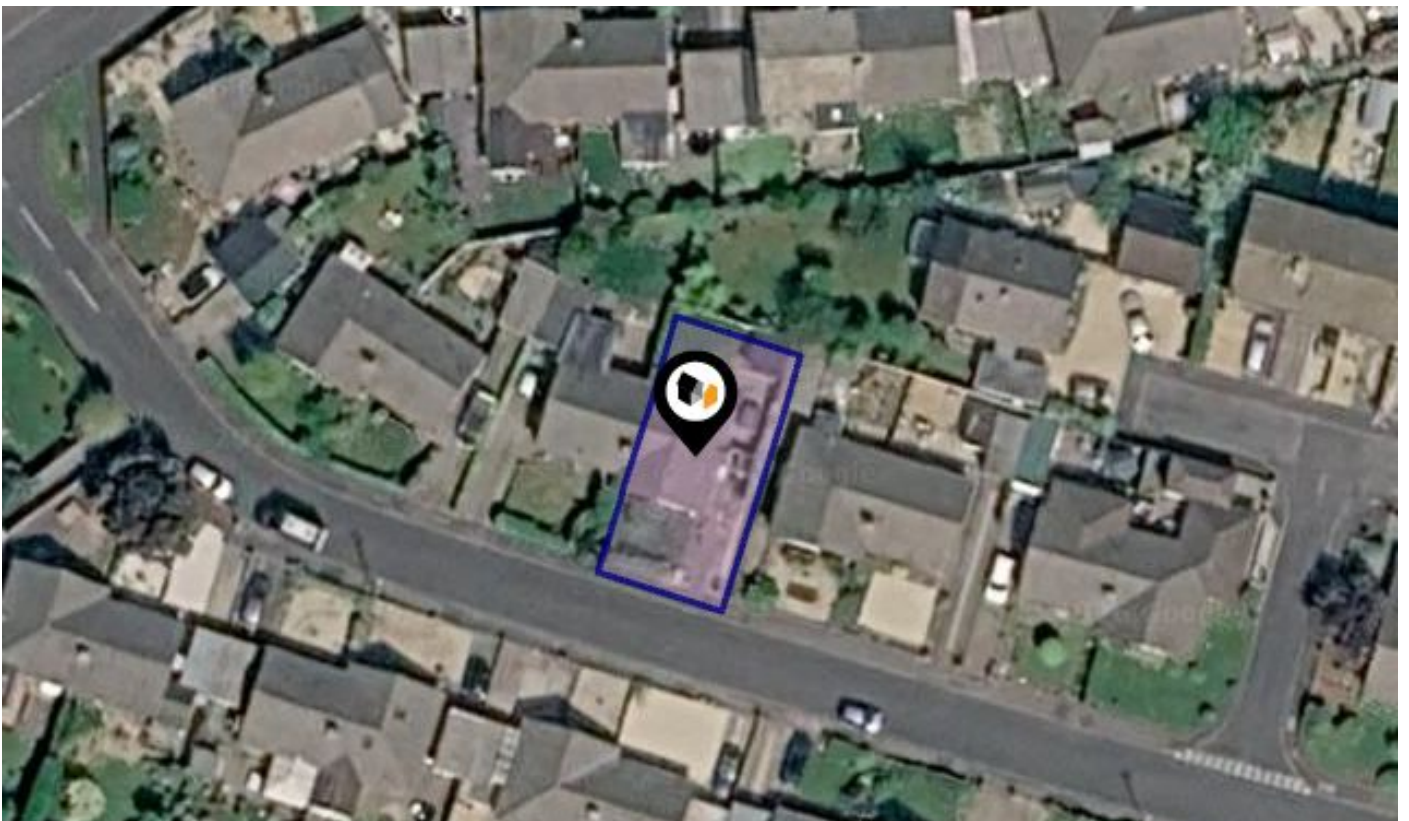




MIR: Material Info

The Material Information Affecting this Property
Friday 08th May 2026



WELSFORD AVENUE, WELLS, BA5

Cooper and Tanner

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



Property Overview

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Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 656 ft ² / 61 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,276 | | |
| Title Number: | ST3898 | | |

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 | 224 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *70 Welsford Avenue Wells Somerset BA5 2JA*

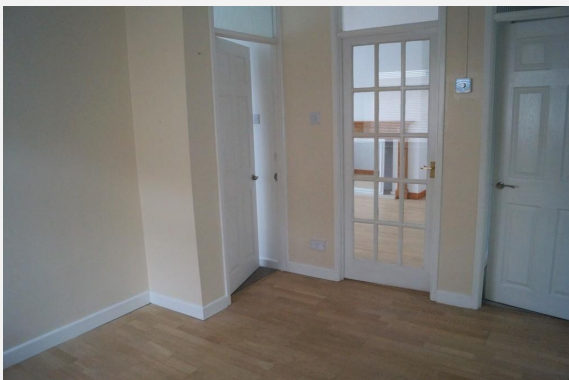
| Reference - 2011/0041 |
|--|
| Decision: Development is Lawful |
| Date: 12th January 2011 |
| Description: Application for a Certificate of Lawfulness for a proposed single storey extension. |

| Reference - 2011/1280 |
|---|
| Decision: Development is Lawful |
| Date: 25th May 2011 |
| Description: Insertion of three velux roof lights to the proposed front elevation and three proposed velux roof lights and a first floor window to the proposed rear elevation. |

Planning records for: *72 Welsford Avenue Wells BA5 2JA*

| Reference - 2017/0609/HSE |
|--|
| Decision: Approval with Conditions |
| Date: 08th March 2017 |
| Description: Single storey extension to rear of an existing bungalow |

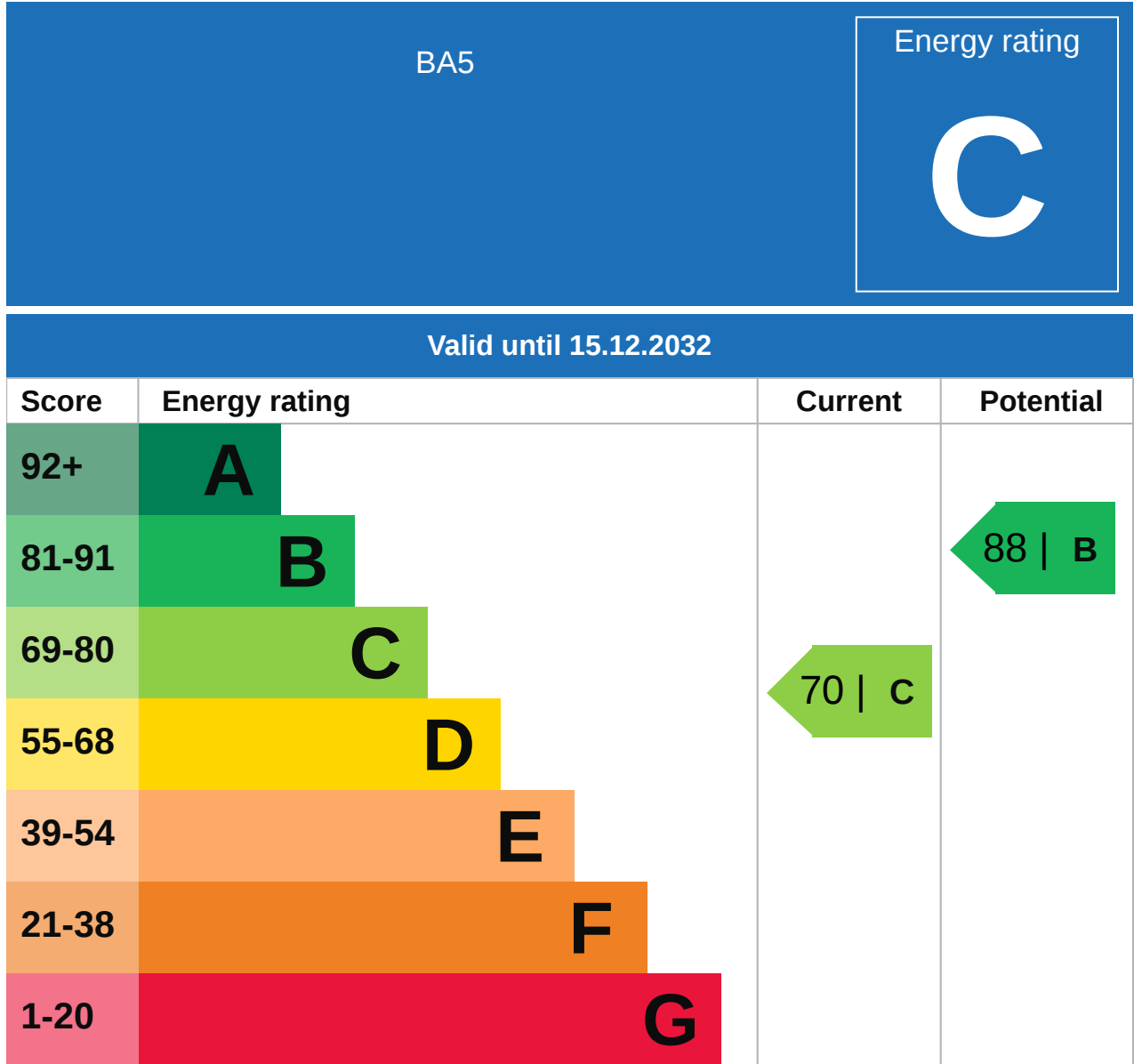
| Reference - 2017/2196/HSE |
|--|
| Decision: Approval with Conditions |
| Date: 10th August 2017 |
| Description: Single storey extension to rear of an existing bungalow (resubmission of 2017/0609/HSE with amended roof design). |





Property EPC - Certificate

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Property

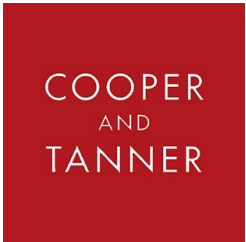
EPC - Additional Data

Additional EPC Data

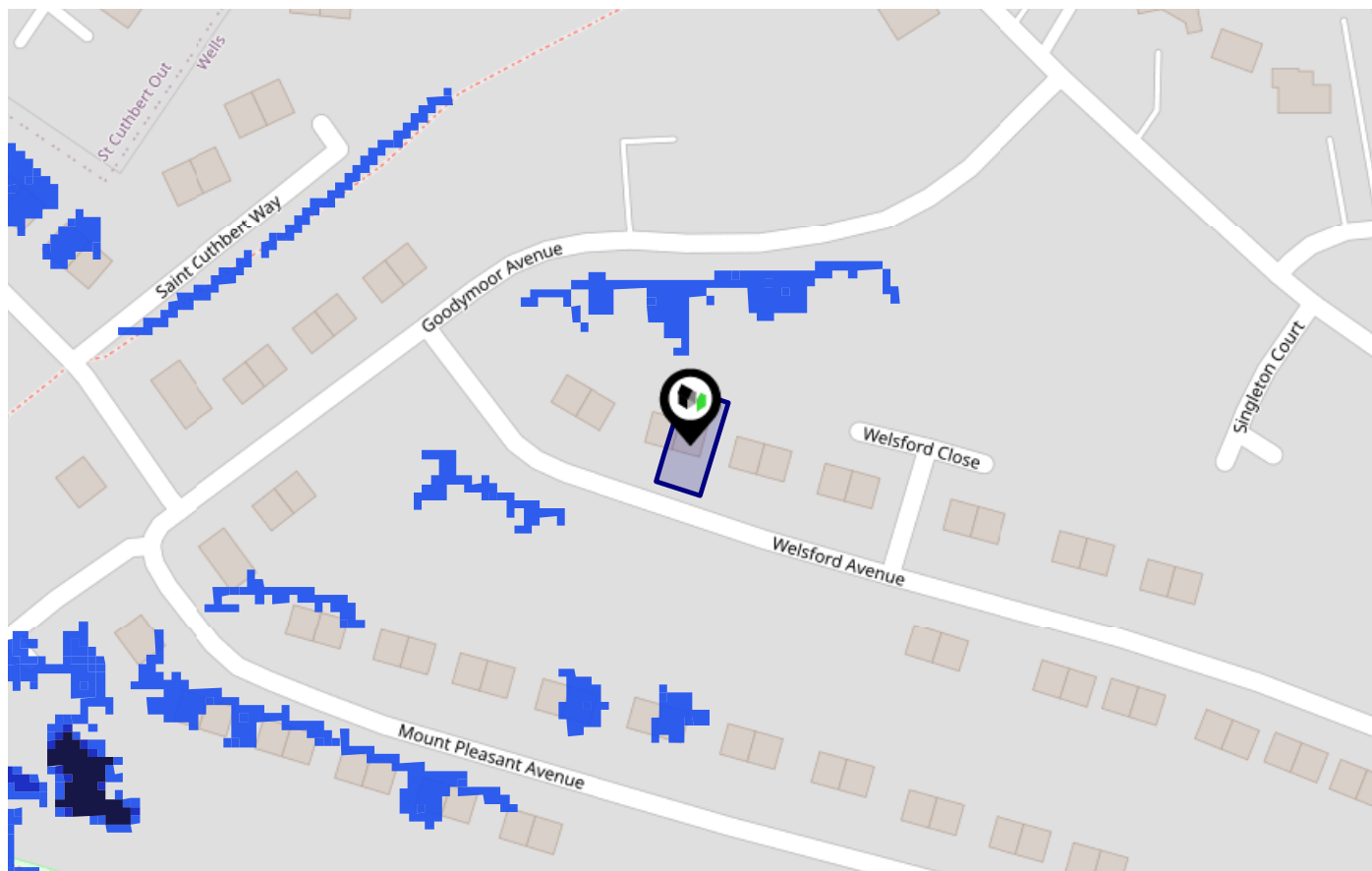
| | |
|-------------------------------------|---|
| Property Type: | Bungalow |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| 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 89% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 61 m ² |

Flood Risk

Surface Water - Flood Risk



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

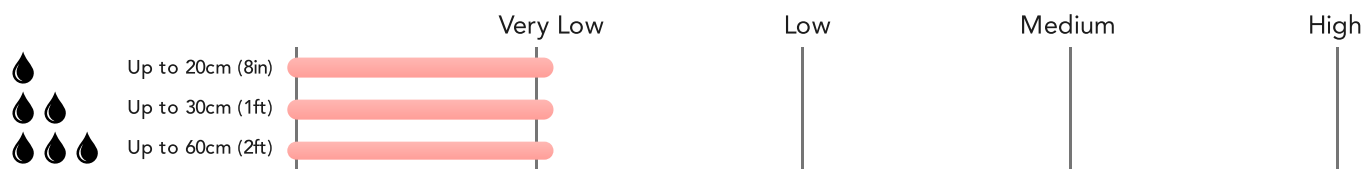


Risk Rating: Very low

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.

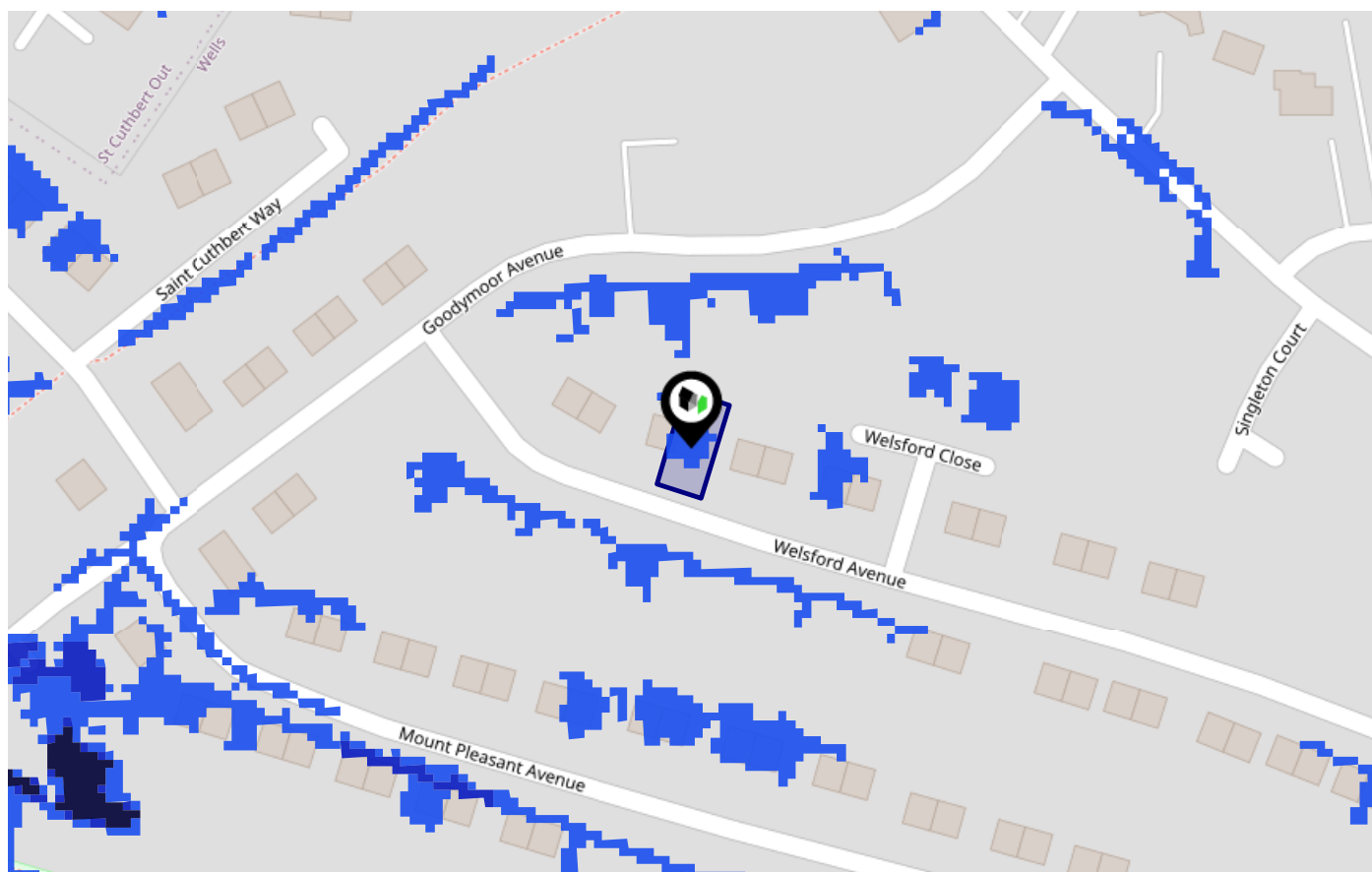
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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: 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.

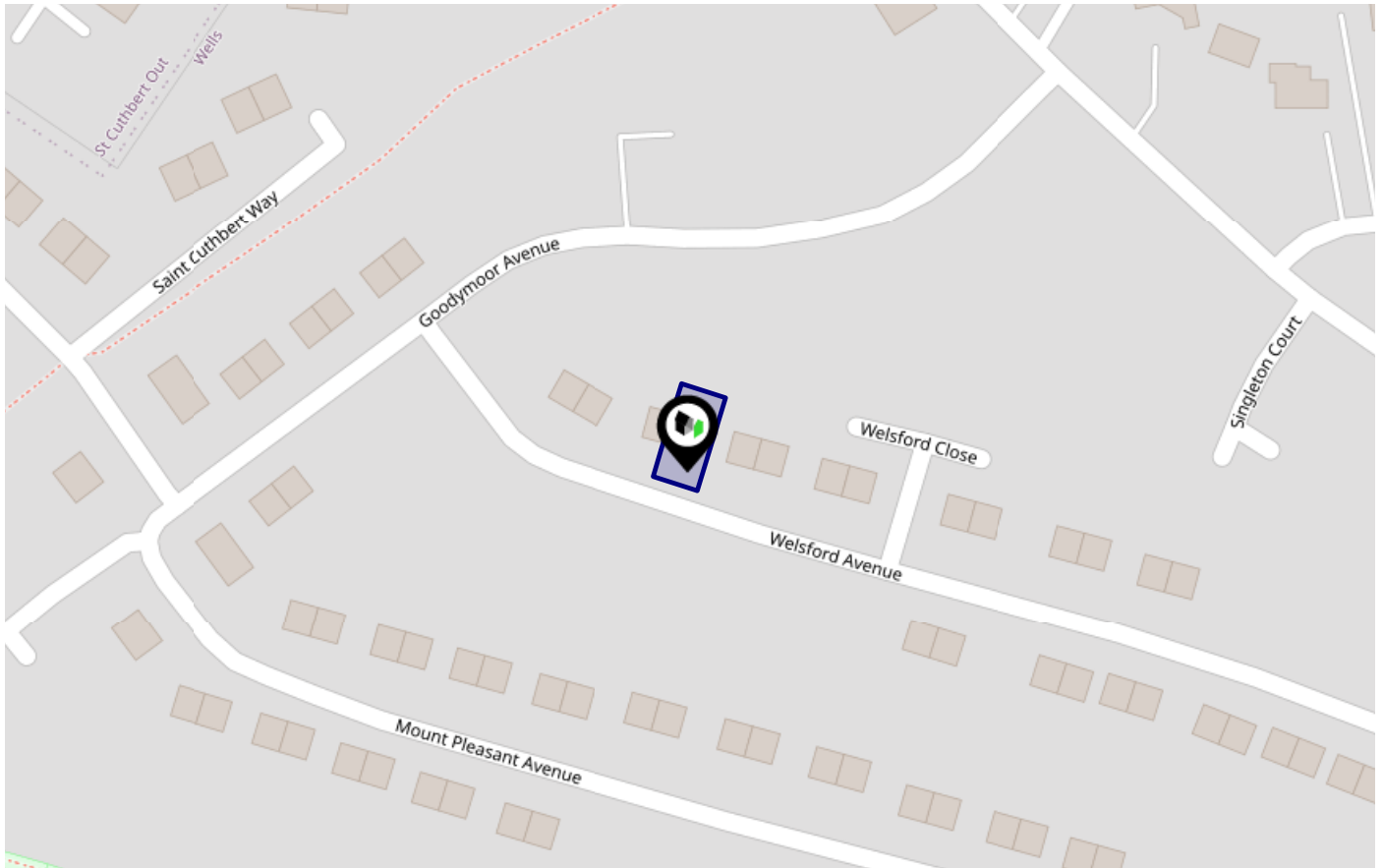
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

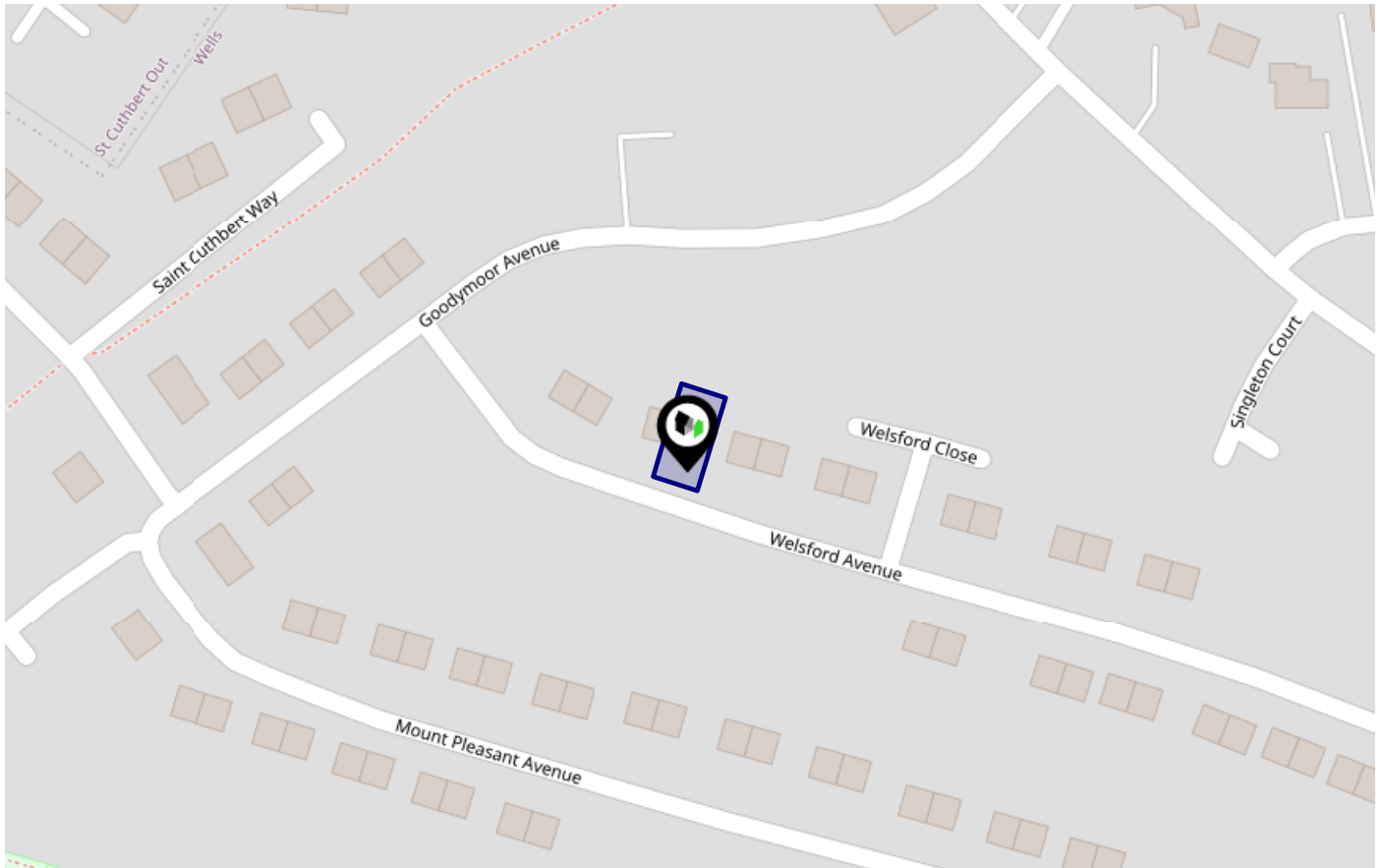
Chance of flooding to the following depths at this property:



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.
- 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.

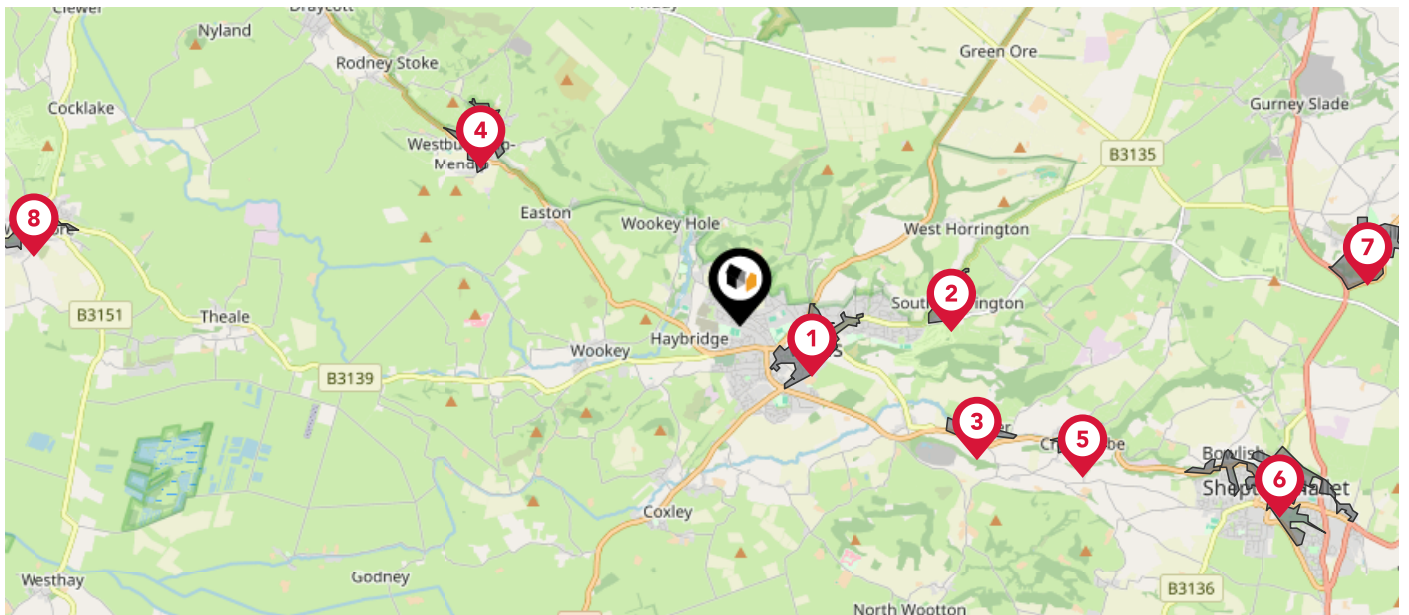
Chance of flooding to the following depths at this property:











Maps

Conservation Areas

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

-  Wells
-  Mendip Hospital
-  Dinder
-  Westbury sub Mendip
-  Croscombe
-  Shepton Mallet
-  Oakhill
-  Wedmore















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

| | | |
|---|--|---|
|  | Milton Hill-Lime Kiln Lane, Milton Hill, Wells | Historic Landfill  |
|  | St Cuthberts Paper Mill-Wells, Haybridge, Somerset | Historic Landfill  |
|  | Burcott Road-Wells, Norfolk | Historic Landfill  |
|  | Knowle Lane-Wookey | Historic Landfill  |
|  | Disused Easton And Wokey Cutting-Easton, Wells, Somerset | Historic Landfill  |
|  | Mendip Hospital Tip-West Horrington, Somerset | Historic Landfill  |
|  | Mendip Hospital-Off Bath Road, Wells, Somerset | Historic Landfill  |
|  | Dulcote Quarry-Dulcote, Near Wells, Somerset | Historic Landfill  |
|  | Lower Pitts Farm-Priddy, Wells, Somerset | Historic Landfill  |
|  | Dulcote Tip-Dulcote, Near Wells, Somerset | Historic Landfill  |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

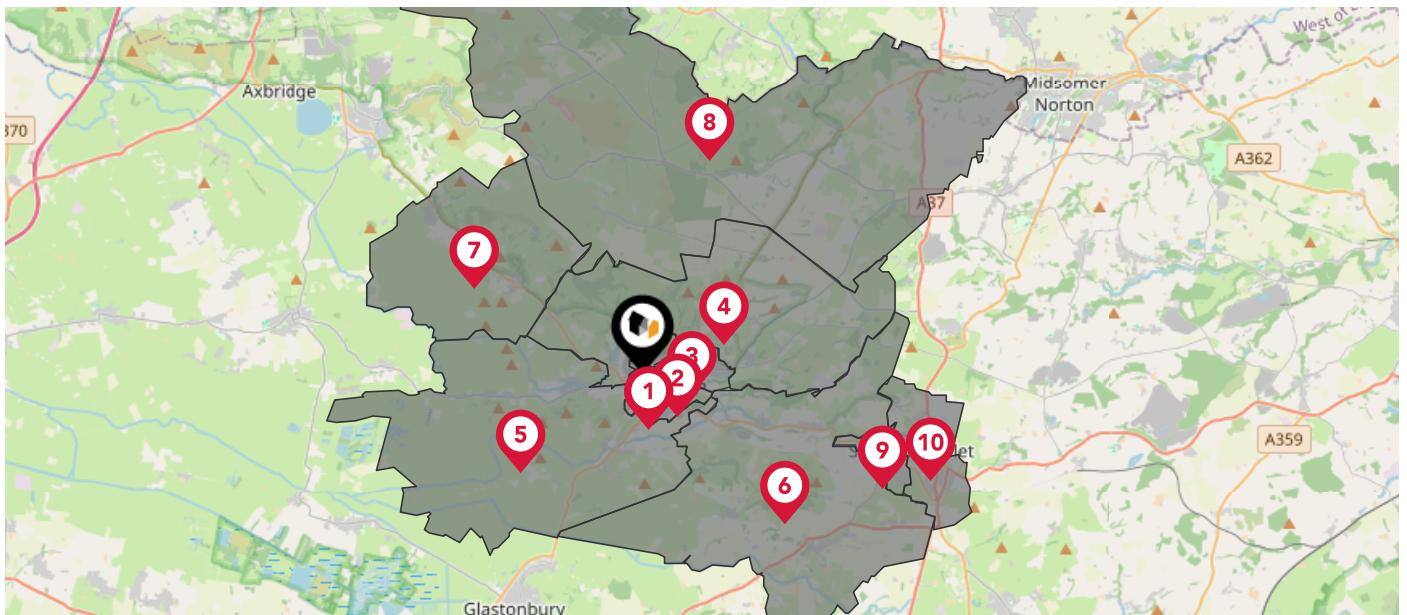
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

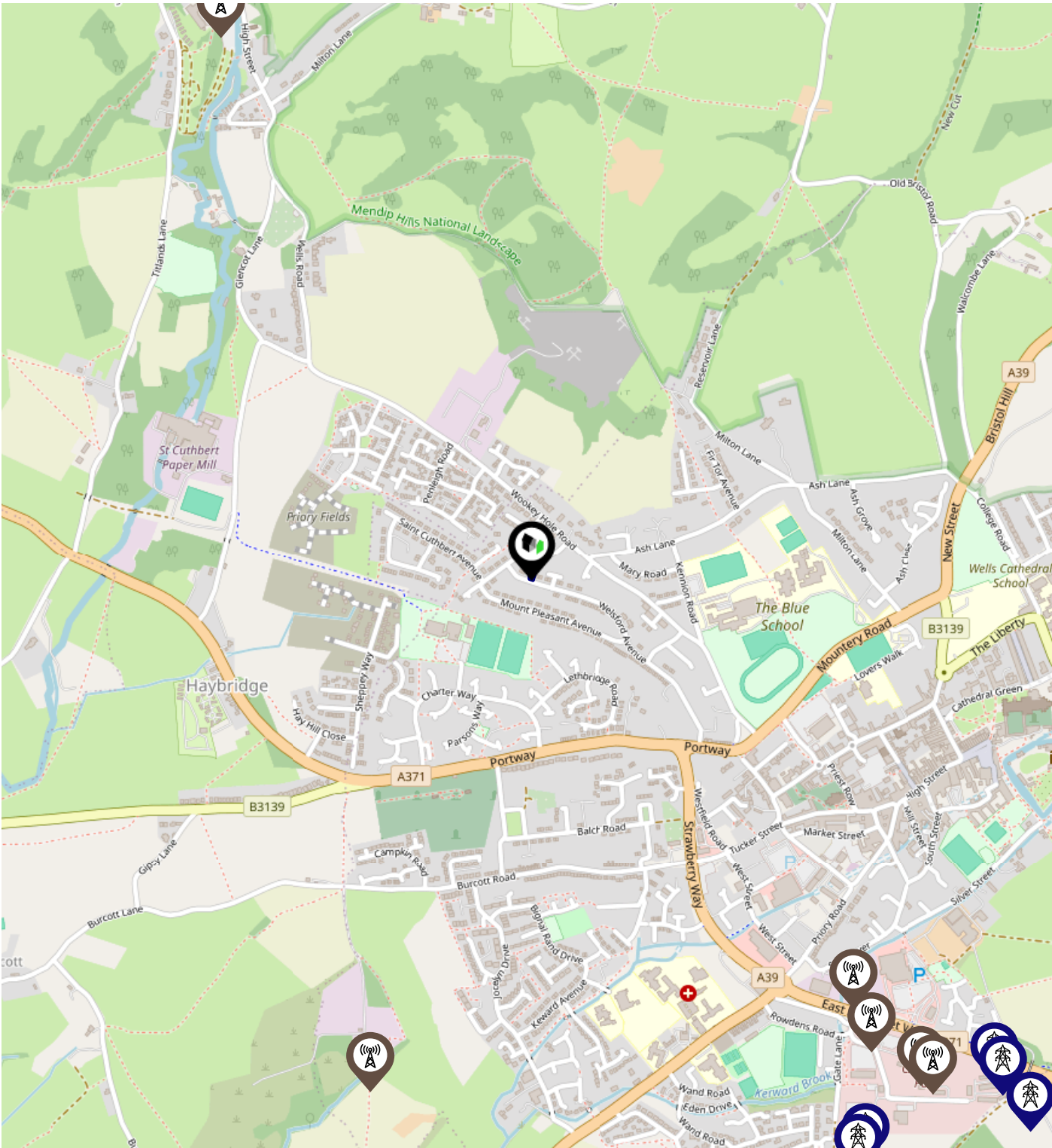


Nearby Council Wards



- 1 Wells St. Cuthbert's Ward
- 2 Wells Central Ward
- 3 Wells St. Thomas' Ward
- 4 St. Cuthbert Out North Ward
- 5 Wookey and St. Cuthbert Out West Ward
- 6 Croscombe and Pilton Ward
- 7 Rodney and Westbury Ward
- 8 Chewton Mendip and Ston Easton Ward
- 9 Shepton West Ward
- 10 Shepton East Ward

Local Area Masts & Pylons

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Key:

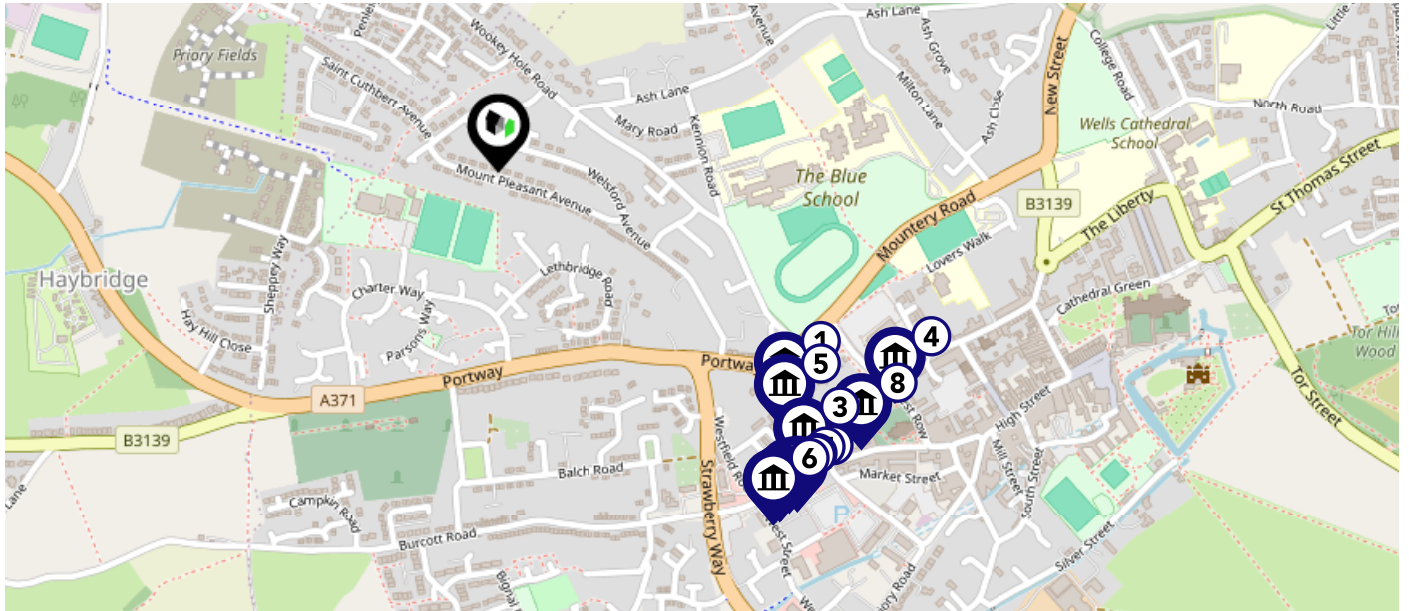
-  Power Pylons
-  Communication Masts

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



1383058 - Blue School And Portway Annexe

Grade II

0.4 miles



1383188 - 14, Tucker Street

Grade II

0.5 miles



1383056 - Portway House

Grade II

0.5 miles



1382940 - St Cuthbert's Lodge And Attached Walls And Gate Piers

Grade II

0.5 miles



1383059 - Boundary Walls To South And West Of The Blue School

Grade II

0.5 miles



1383190 - 16 And 17, Tucker Street

Grade II

0.5 miles



1383187 - 12 And 13, Tucker Street

Grade II

0.5 miles



1382942 - The Old Almshouse

Grade II

0.5 miles



1383189 - 15a And 15b, Tucker Street

Grade II

0.5 miles



1383186 - 8, Tucker Street

Grade II

0.5 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

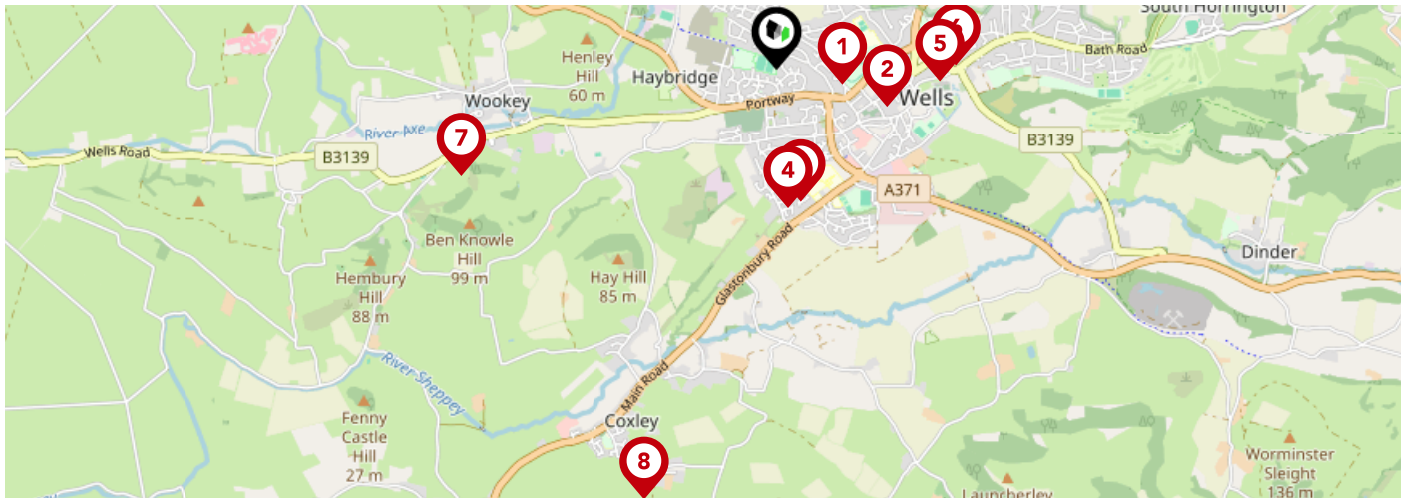
Electricity Supply

Gas Supply

Central Heating

Water Supply

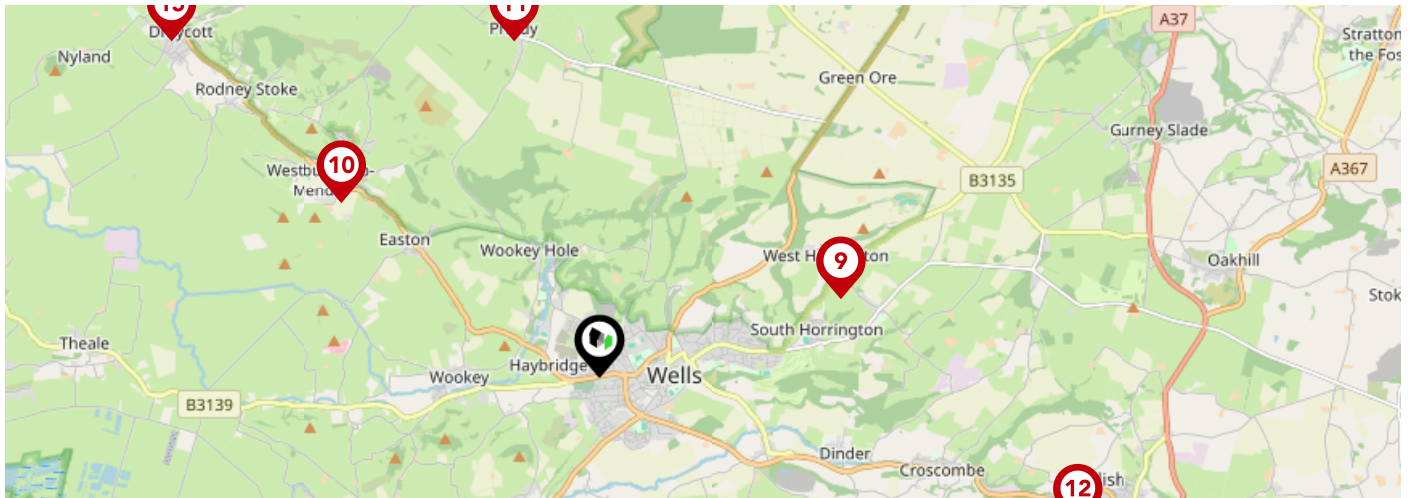
Drainage



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools

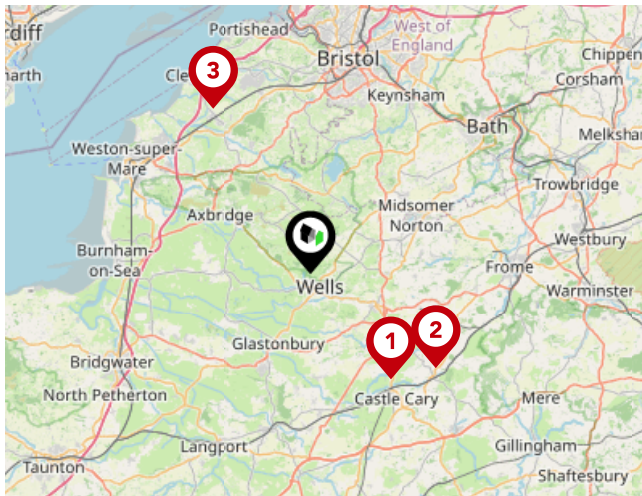
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| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Horrington Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 102 Distance:2.36</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 St Lawrence's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 49 Distance:2.89</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Priddy Primary School</p> <p>Ofsted Rating: Good Pupils: 40 Distance:3.23</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Bowlsh Infant School</p> <p>Ofsted Rating: Good Pupils: 107 Distance:4.65</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 St Dunstan's School</p> <p>Ofsted Rating: Good Pupils: 459 Distance:4.81</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 West Pennard Church of England Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 219 Distance:5.04</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Draycott & Rodney Stoke Church of England First School</p> <p>Ofsted Rating: Good Pupils: 72 Distance:5.05</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 St John's Church of England Voluntary Controlled Infants School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:5.1</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)

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National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|-------------|
| 1 | Castle Cary Rail Station | 9.88 miles |
| 2 | Bruton Rail Station | 11.64 miles |
| 3 | Yatton Rail Station | 14.25 miles |



Trunk Roads/Motorways

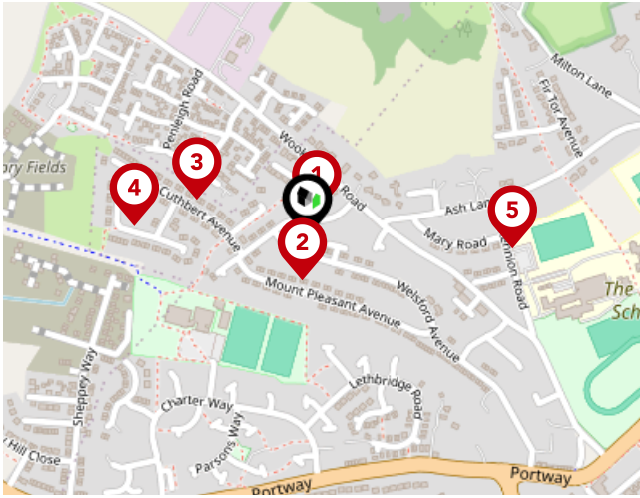
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M5 J13 | 40.46 miles |
| 2 | M5 J12 | 43.56 miles |
| 3 | M5 J11A | 49.39 miles |
| 4 | M4 J16 | 41.75 miles |
| 5 | M5 J29 | 48.37 miles |



Airports/Helipads

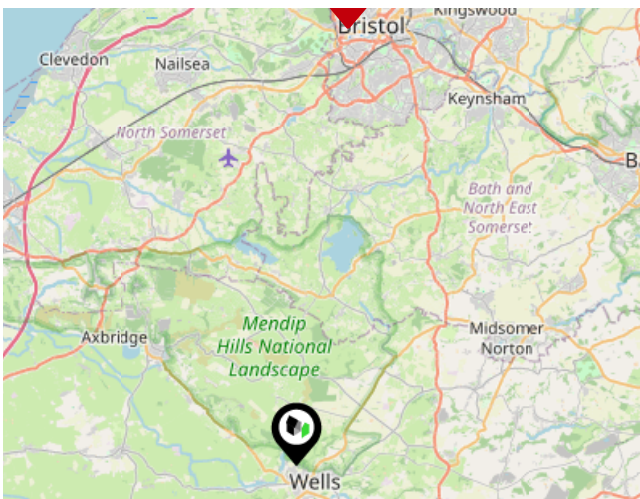
| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Bristol Airport | 12.18 miles |
| 2 | Felton | 12.18 miles |
| 3 | Cardiff Airport | 31.99 miles |
| 4 | Exeter Airport | 46.86 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Goodymoor Avenue | 0.03 miles |
| 2 | Mount Pleasant Avenue | 0.05 miles |
| 3 | St. Cuthbert's Avenue | 0.14 miles |
| 4 | St. Cuthbert's Avenue | 0.2 miles |
| 5 | Wells Blue School | 0.24 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | The Cottage Ferry Landing | 16.27 miles |
| 2 | Nova Scotia Ferry Landing | 16.29 miles |
| 3 | Pumphouse Ferry Landing | 16.35 miles |

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

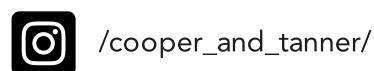
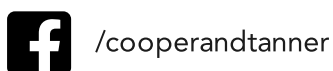


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure 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.



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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Cooper and Tanner

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