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MIR: Material Info

The Material Information Affecting this Property

Friday 01st November 2024



MONINGTON ROAD, GLASTONBURY, BA6

Cooper and Tanner

41 High Street Glastonbury BA6 9DS

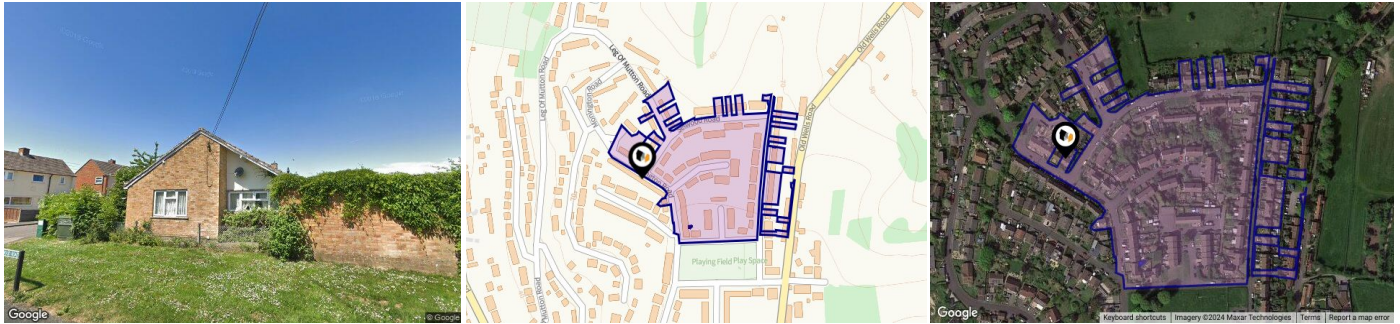
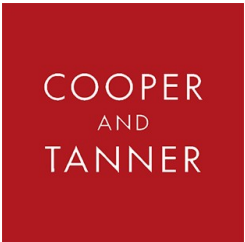
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	7.17 acres		
Council Tax :	Band A		
Annual Estimate:	£1,511		
Title Number:	WS12103		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	73 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Building Safety

The vendor has made us aware that there is asbestos present at the property.

The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The vendor has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

Accessibility / Adaptations

The vendor has made us aware that adaptations have been made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

N/a

Construction Type

The vendor has made us aware that, to the best of their knowledge, the property is of standard construction.

Planning records for: *19 Monington Road Glastonbury BA6 8HF*

Reference - 2018/0264/HSE	
Decision:	Approval with Conditions
Date:	14th March 2018
Description:	Proposed dropped kerb.

Planning records for: *29 Monington Road Glastonbury Somerset BA6 8HF*

Reference - 106664/003	
Decision:	Approval with Conditions
Date:	20th February 2007
Description:	Change of use of land to residential curtilige (BOARD)

Planning records for: *32 Monington Road Glastonbury Somerset BA6 8HF*

Reference - 2024/1005/HSE	
Decision:	Decided
Date:	07th June 2024
Description:	Single storey extension

Electricity Supply

The vendor has made us aware that the property is connected to mains electricity.

Gas Supply

The vendor has made us aware that the property is connected to mains gas.

Central Heating

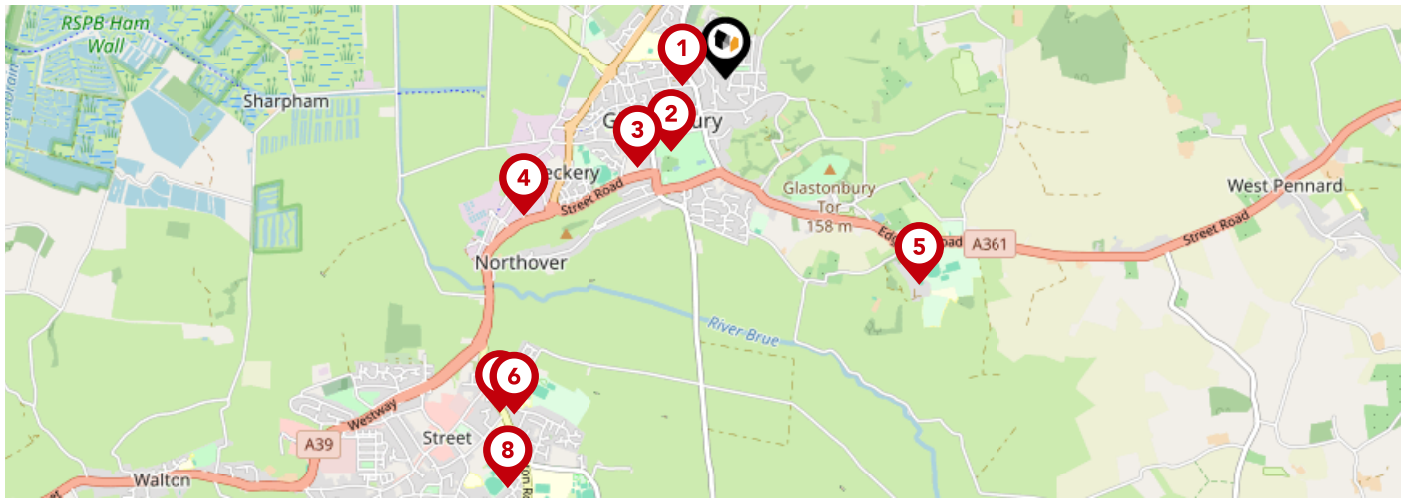
The vendor has made us aware that the property is heated via gas central heating.

Water Supply

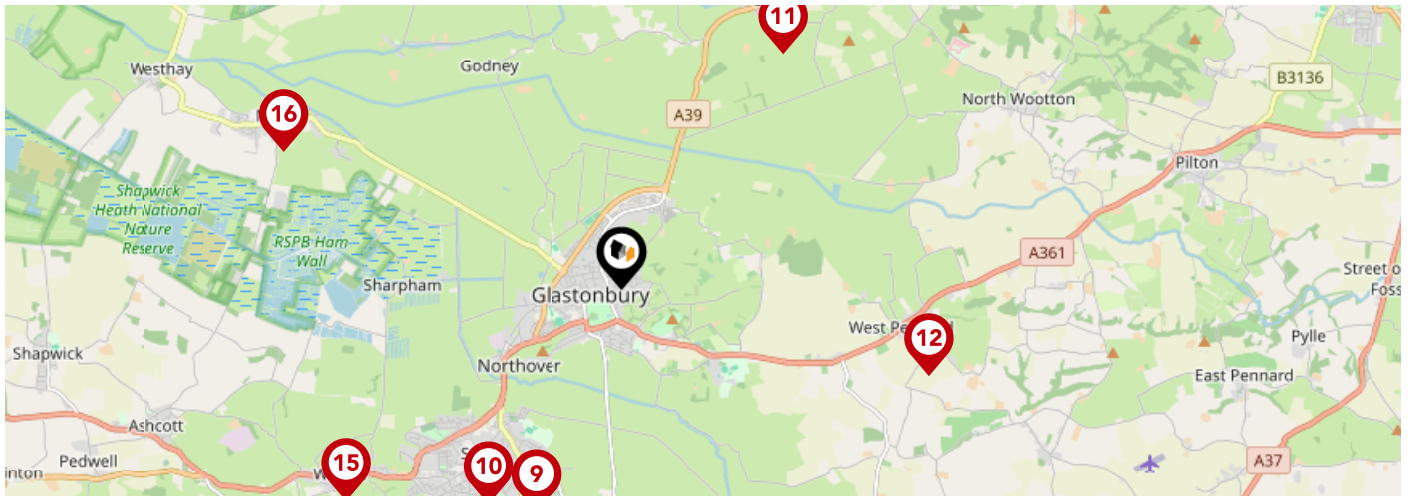
The vendor has made us aware that the property is connected to a mains water supply.

Drainage

The vendor has made us aware that the property is connected to mains drainage.

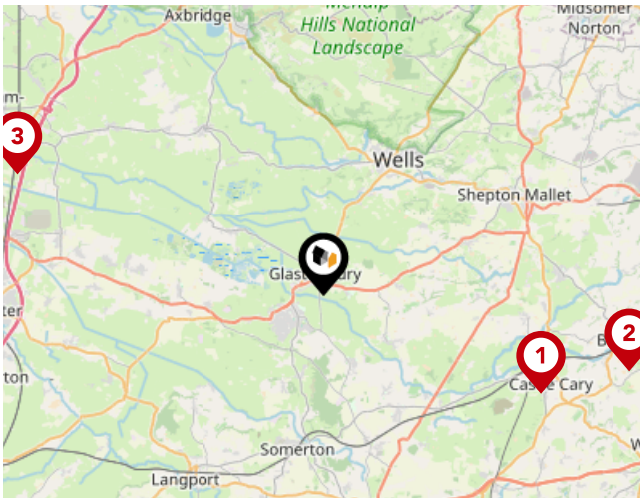


		Nursery	Primary	Secondary	College	Private
1	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Strode College Ofsted Rating: Good Pupils:0 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Avalon School Ofsted Rating: Good Pupils: 65 Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



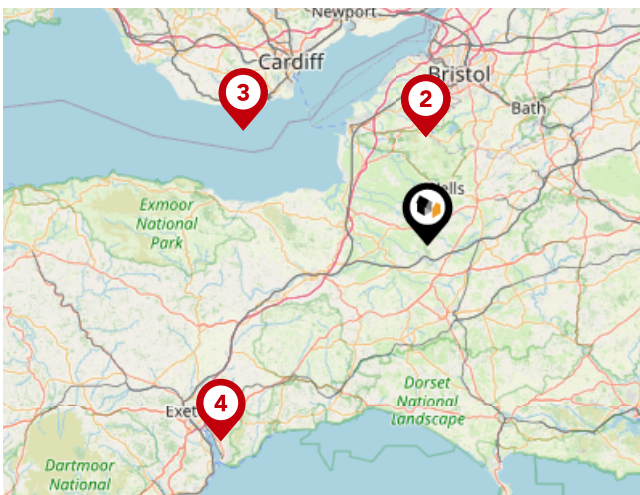
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	8.91 miles
2	Bruton Rail Station	11.75 miles
3	Highbridge & Burnham-on-Sea Rail Station	12.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	11.84 miles
2	M5 J23	11.8 miles
3	M5 J21	16.43 miles
4	M5 J24	12.81 miles
5	M5 J20	20.1 miles

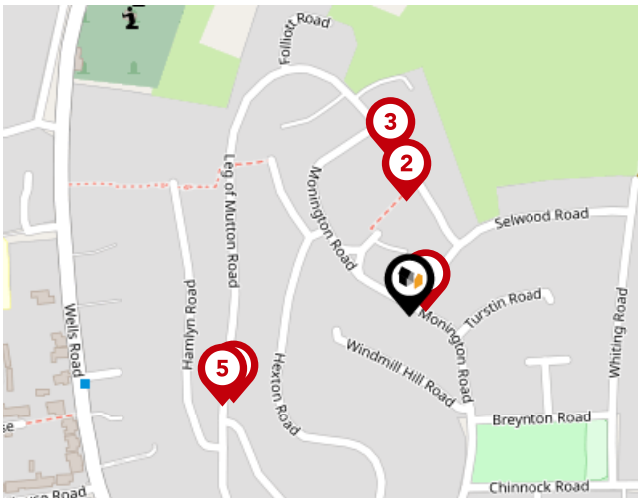


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.17 miles
2	Felton	16.17 miles
3	Cardiff Airport	32.09 miles
4	Exeter Airport	42.43 miles

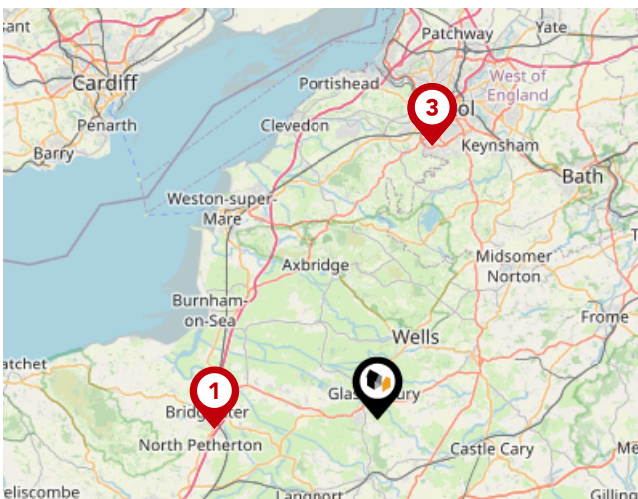
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Selwood Road	0.01 miles
2	Leg of Mutton Road	0.07 miles
3	Monington Road	0.09 miles
4	Rowley Road	0.11 miles
5	Hamyn Road	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	12.27 miles
2	Nova Scotia Ferry Landing	20.75 miles
3	The Cottage Ferry Landing	20.73 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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