



MIR: Material Info

The Material Information Affecting this Property

Monday 24th February 2025



**8 COUNCIL HOUSES, MUDGLEY CROSS ROADS, MUDGLEY,
WEDMORE, BS28 4TW**

Price Estimate : £585,000

Cooper and Tanner

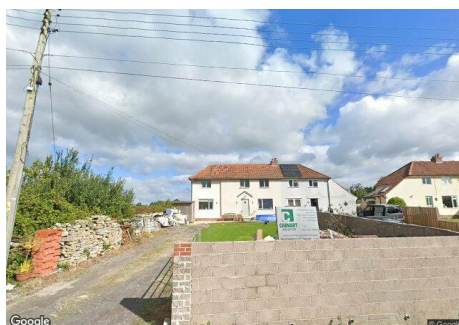
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.14 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,763
Title Number:	ST39818
UPRN:	10009320763

Last Sold Date:	07/01/2020
Last Sold Price:	£270,000
Last Sold £/ft ² :	£338
Price Estimate:	£585,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Building Safety

The vendor has made us aware that, to the best of their knowledge:

- there is no asbestos present at the property
- there is no unsafe cladding or spray foam insulation present at the property.
- there are no invasive plants present at the property.
- the property is not at risk of collapse.

Accessibility / Adaptations

The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during the ownership.

Restrictive Covenants

The vendor has made us aware that, to the best of their knowledge, this property does not have 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)

The vendor has made us aware that, to the best of their knowledge, there are no rights of way affecting the property

Construction Type

The vendor has made us aware that, to the best of their knowledge, there is nothing unusual about the construction of the property

Property Lease Information (if applicable)

Listed Building Information (if applicable)

Management Fees or similar

Electricity

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

Gas

The vendor has made us aware that the property is not connected to mains gas

Heating

The vendor has made us aware that the property is heated by LPG.

Water

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

Planning records for: **4 Mudgley Cross Roads, Mudgley Lane, Mudgley, Wedmore, BS28 4TW**

Reference - 50/22/00102	
Decision:	-
Date:	24th October 2022
Description:	Erection of a veranda to south elevation.

Planning records for: **6 Mudgley Cross Roads, Mudgley Lane, Mudgley, Wedmore, BS28 4TW**

Reference - 50/20/00005	
Decision:	-
Date:	16th January 2020
Description:	Application to determine if prior approval is required for the proposed erection of a single storey extension extending 4m from the rear (north) elevation.

Reference - 50/23/00012	
Decision:	-
Date:	01st March 2023
Description:	Proposed single storey flat and lean to roof side (West) and rear (North) extension.

Planning records for: **3, Mudgley Cross Roads, Mudgley, Wedmore, Somerset, BS28 4TW**

Reference - 50/17/00103	
Decision:	-
Date:	06th November 2017
Description:	Application for Non-Material Amendment to Planning Permission 50/17/00089 (Erection of a replacement dwelling, on site of existing fire-damaged dwelling) to allow for the Balustrade to be shown in the front porch, a window to be inserted in the en suite on the first floor and the en suite and wardrobe layout to be amended.

Planning records for: *3 Mudgley Cross Roads, Mudgley, Wedmore, BS28 4TW*

Reference - 50/17/00089
Decision: Granted Permission
Date: 20th September 2017
Description: Erection of a replacement dwelling, on site of existing fire-damaged dwelling.

Reference - 50/17/00089
Decision: -
Date: 20th September 2017
Description: Erection of a replacement dwelling, on site of existing fire-damaged dwelling.

Reference - 50/17/00103
Decision: Granted Permission
Date: 06th November 2017
Description: Application for Non-Material Amendment to Planning Permission 50/17/00089 (Erection of a replacement dwelling, on site of existing fire-damaged dwelling) to allow for the Balustrade to be shown in the front porch, a window to be inserted in the en suite on the first floor and the en suite and wardrobe layout to be amended.

Property
EPC - Certificate

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8 Council Houses, Mudgley Cross Roads, Mudgley,
BS28 4TW

Energy rating

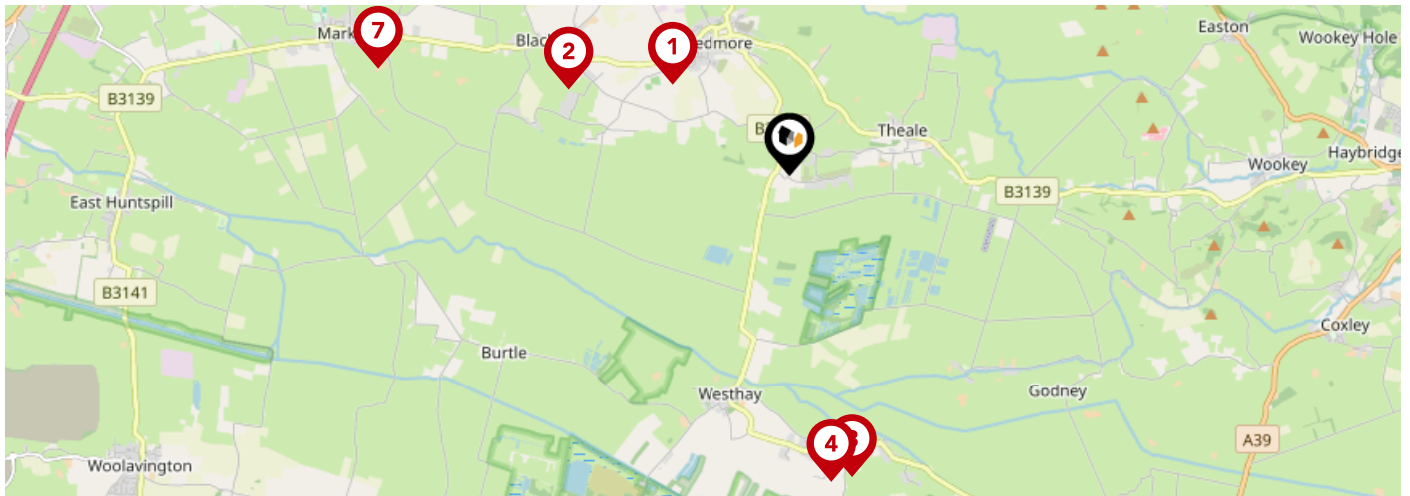
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Valid until 24.09.2029

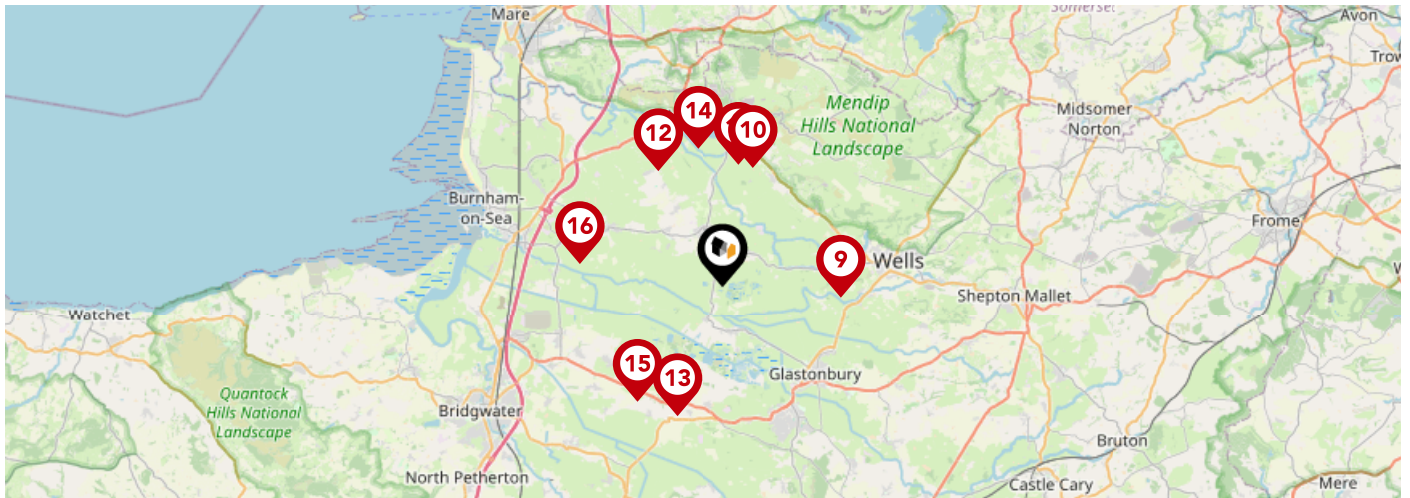
Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

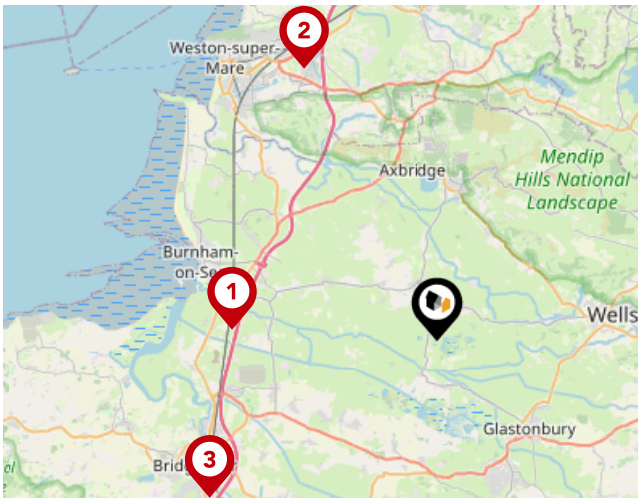


		Nursery	Primary	Secondary	College	Private
9	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Dovecote School Ofsted Rating: Outstanding Pupils: 61 Distance:5.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

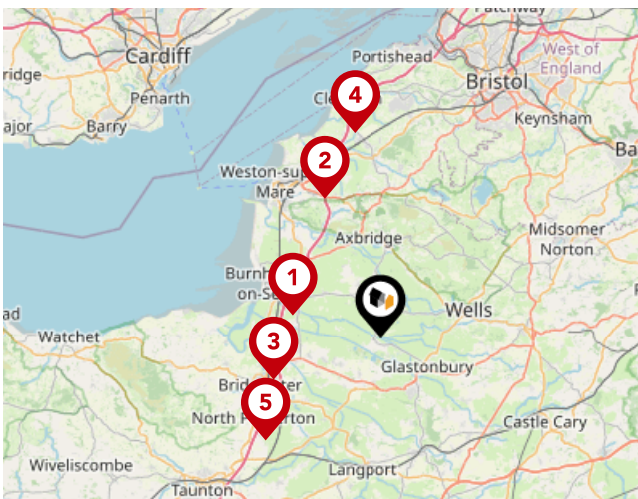
Transport (National)

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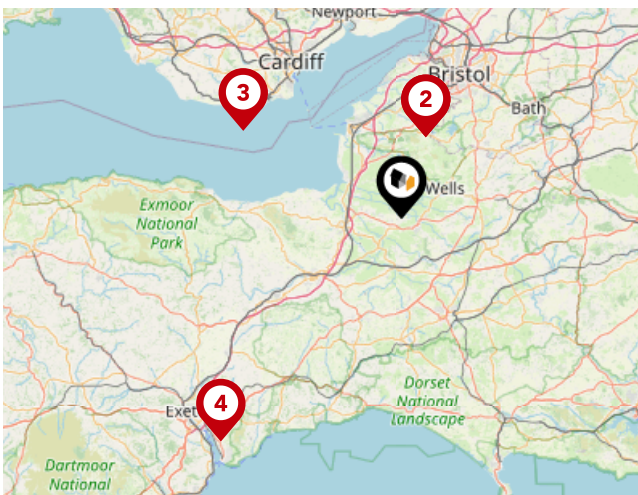
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.65 miles
2	Worle Rail Station	11.24 miles
3	Bridgwater Rail Station	10.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	6.82 miles
2	M5 J21	11.13 miles
3	M5 J23	8.6 miles
4	M5 J20	15.34 miles
5	M5 J24	11.46 miles

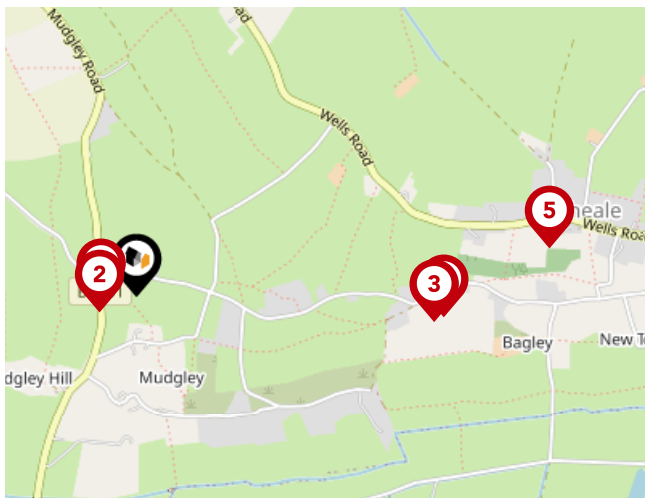


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.63 miles
2	Felton	12.63 miles
3	Cardiff Airport	26.8 miles
4	Exeter Airport	42.86 miles

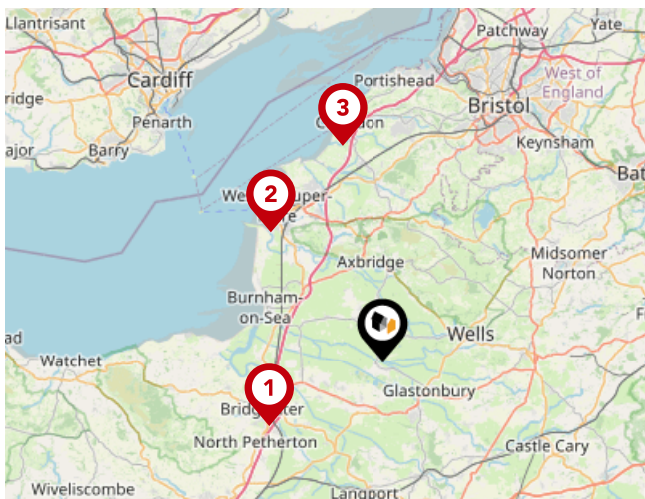
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mudgely Cross	0.08 miles
2	Mudgely Cross	0.09 miles
3	Holly Cottage	0.69 miles
4	Snake Lane	0.72 miles
5	The Old Post House	0.97 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.76 miles
2	Weston-super-Mare Knightstone Harbour	12.74 miles
3	Clevedon Pier	16.32 miles

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