

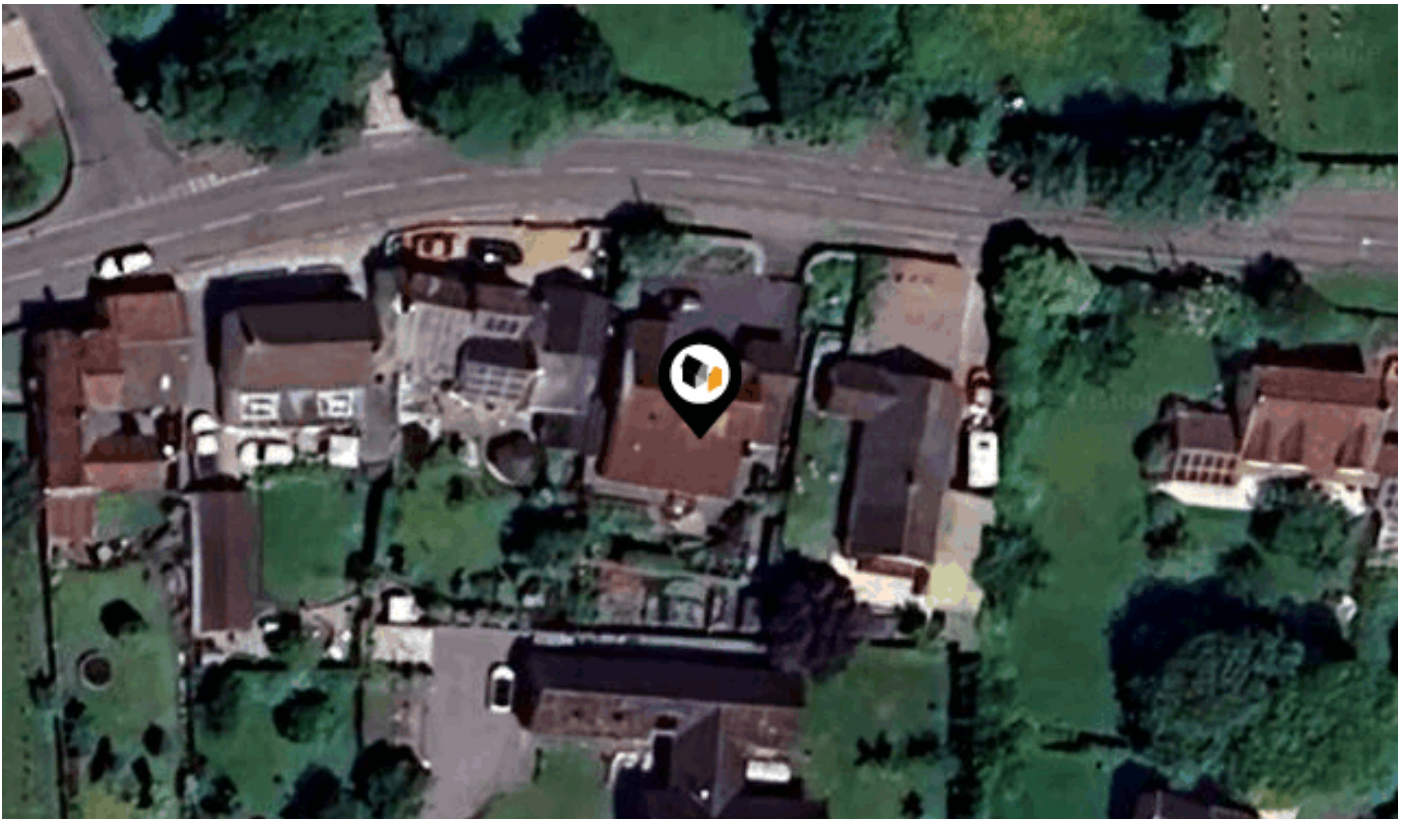


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 11th November 2024



BLACKFORD ROAD, MARK, HIGHBRIDGE, TA9

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

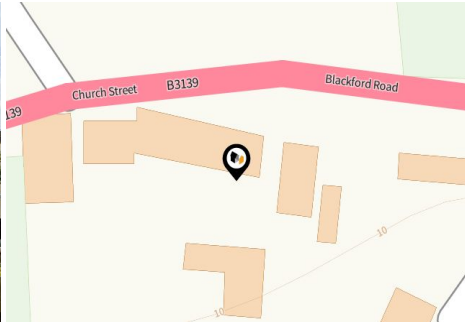
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,969 ft ² / 183 m ²
Year Built :	2004
Council Tax :	Band F
Annual Estimate:	£3,275

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 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.

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, to the best of their knowledge there have been no adaptations made to the property for accessibility requirements during the ownership.

Restrictive Covenants

We have been made aware this property does not 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)

None across 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

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 oil central heating

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: *Fairhaven, Blackford Road, Mark, Highbridge, Somerset, TA9 4NP*

Reference - 33/17/00012
Decision: Granted Permission
Date: 12th April 2017
Description: Installation of 2no. windows to ground floor of East elevation, replacement of all UPVC windows with aluminium and installation of timber cladding to porch.

Planning records for: *Uplands Cottage, Blackford Road, Mark, Highbridge, TA9 4NP*

Reference - 33/15/00006
Decision: Granted Permission
Date: 02nd February 2015
Description: Erection of single storey extension between garage and dwelling and replacement of garage roof

Planning records for: *Sedgemoor Manor School, Blackford Road, Mark, Highbridge, Somerset, TA9 4NP*

Reference - 33/24/00019
Decision: -
Date: 26th September 2024
Description: Creation of new vehicular access and associated works, including reconfiguration of parking arrangements and new landscaping

Reference - 33/22/00052
Decision: -
Date: 06th January 2023
Description: Fell 1No. Ash tree (T39) (TPO Ref T16), Prune 1No. Beech (T47) (TPO Ref G1) to give 2m clearance from adjacent chimney stack. Fell 1No. Monterey Cypress (T48) (TPO Ref T17).

Planning records for: *Mark House, Blackford Road, Mark, Highbridge, TA9 4NP*

Reference - 33/09/00018	
Decision:	Granted Permission
Date:	22nd April 2009
Description:	remove deadwood and crown lift to 5.5m, reduce overall crown by 25% to clear services 1No Turkey Oak tree (T9). fell due to fungal infection 1No Turkey Oak tree (T10). Fell due to extensive, 4m long, decaying cavity 1No Ash (T23)

Property EPC - Certificate

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Blackford Road, Mark, HIGHBRIDGE, TA9

Energy rating

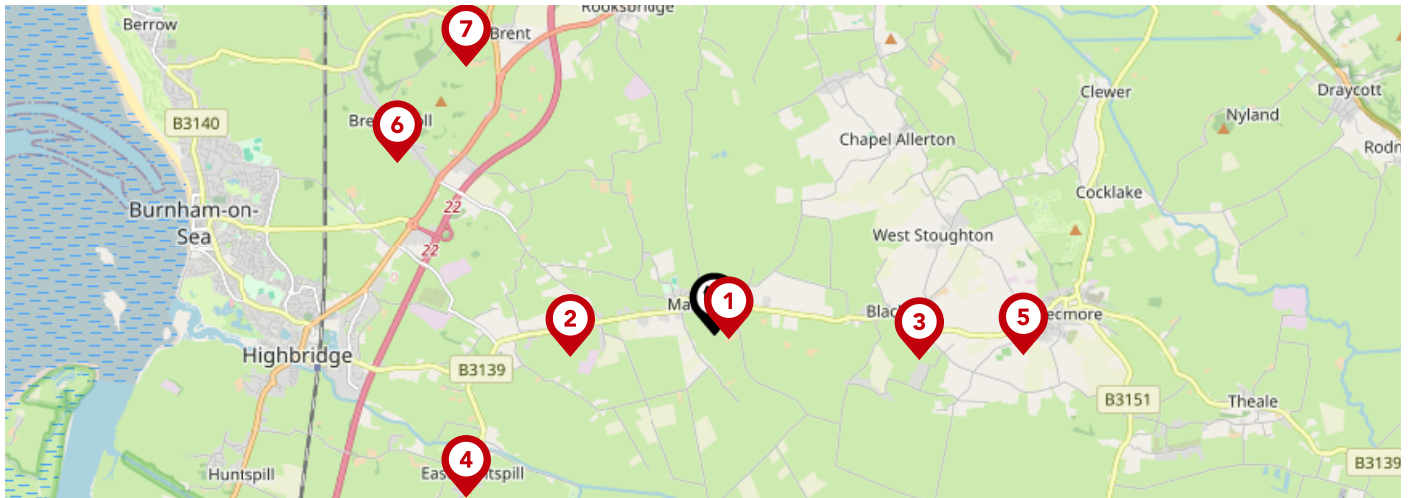
D

Valid until 05.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	183 m ²



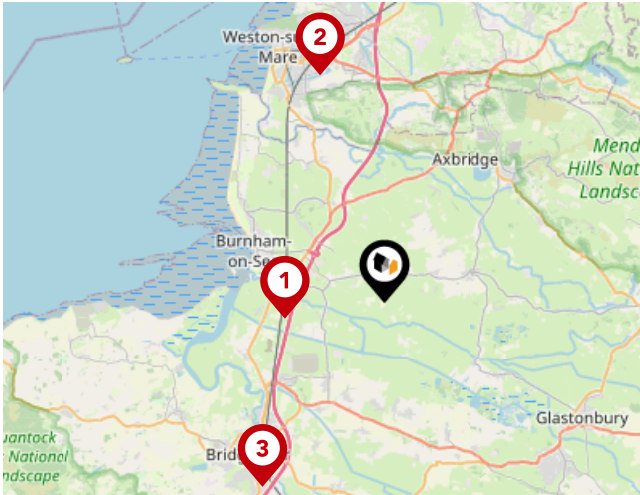
	Nursery	Primary	Secondary	College	Private
<p>1 Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:0.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:2.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:3.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Churchfield Church School Ofsted Rating: Good Pupils: 445 Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The King Alfred School an Academy Ofsted Rating: Good Pupils: 1336 Distance:4.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 West Huntspill Primary Academy Ofsted Rating: Good Pupils: 101 Distance:4.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Burnham-On-Sea Community Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:4.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Woolavington Village Primary School Ofsted Rating: Good Pupils: 170 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Joseph's Catholic Primary and Nursery School Ofsted Rating: Outstanding Pupils: 272 Distance:4.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Andrew's Church of England Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 332 Distance:4.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:5.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



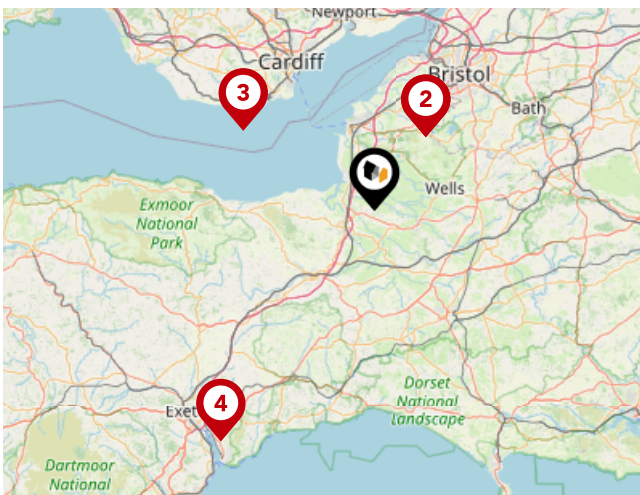
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	3.74 miles
2	Weston Milton Rail Station	8.77 miles
3	Bridgwater Rail Station	8.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	2.74 miles
2	M5 J23	5.79 miles
3	M5 J21	9.3 miles
4	M5 J24	9.77 miles
5	M5 J20	14.35 miles

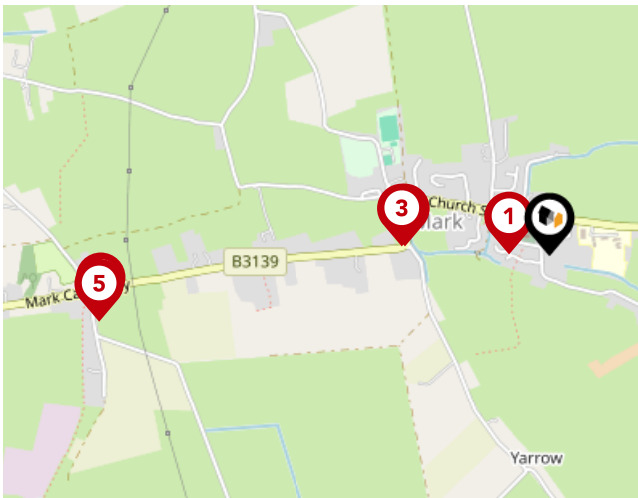


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.43 miles
2	Felton	13.43 miles
3	Cardiff Airport	22.88 miles
4	Exeter Airport	41.32 miles

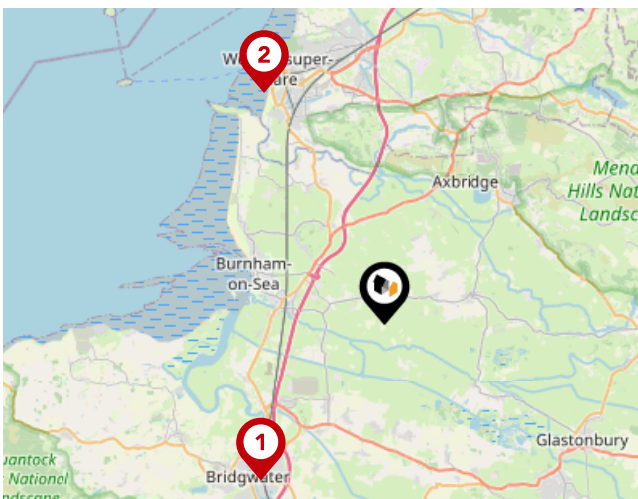
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Churchlands	0.09 miles
2	White Horse Inn	0.33 miles
3	The White Horse Inn	0.34 miles
4	Wainbridge Farm	1.05 miles
5	Yardwall Road	1.06 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	7.37 miles
2	Weston-super-Mare Knightstone Harbour	9.67 miles

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Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk

