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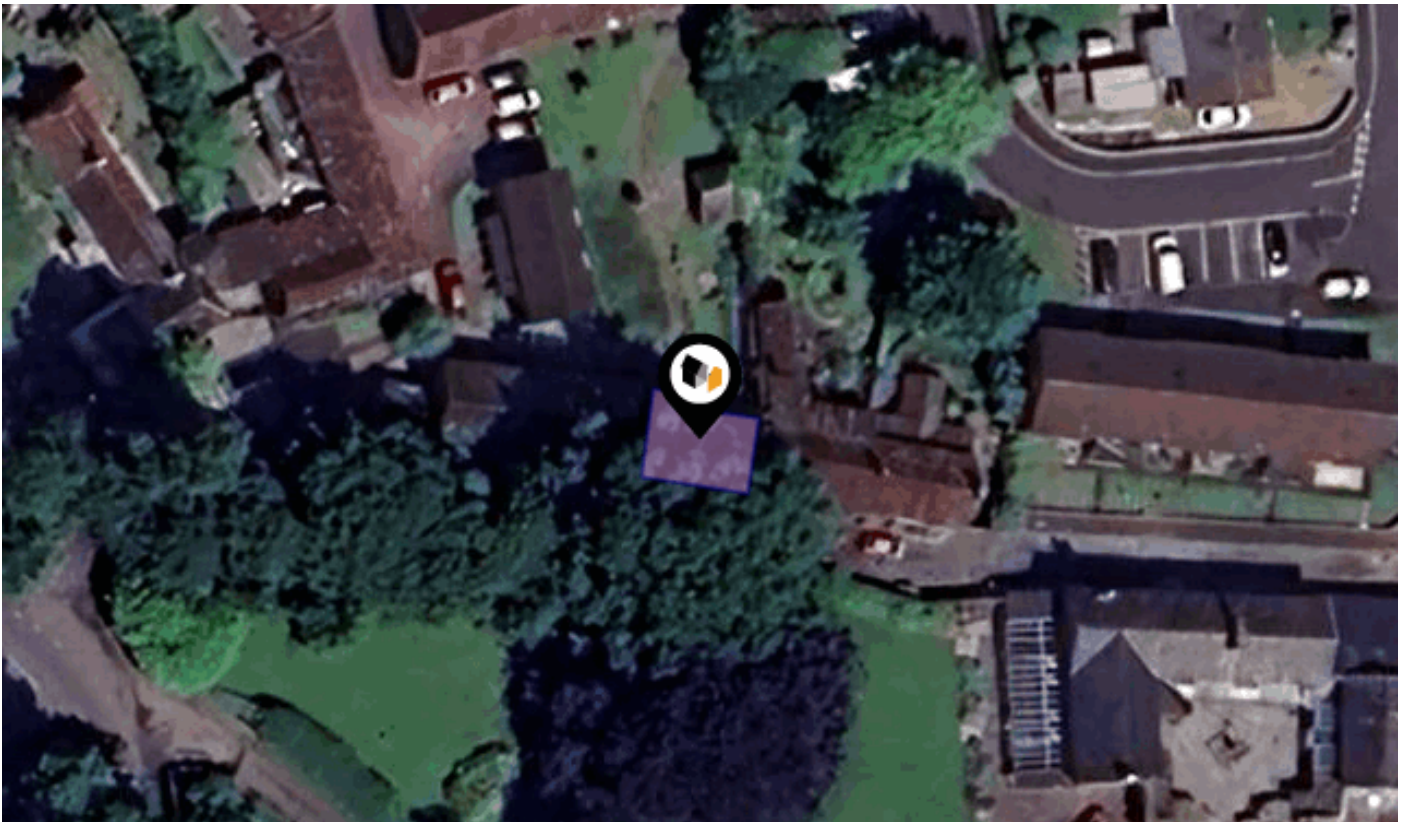


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> September 2024



**SYMONS WAY, CHEDDAR, BS27**

## Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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cheddar@cooperandtanner.co.uk

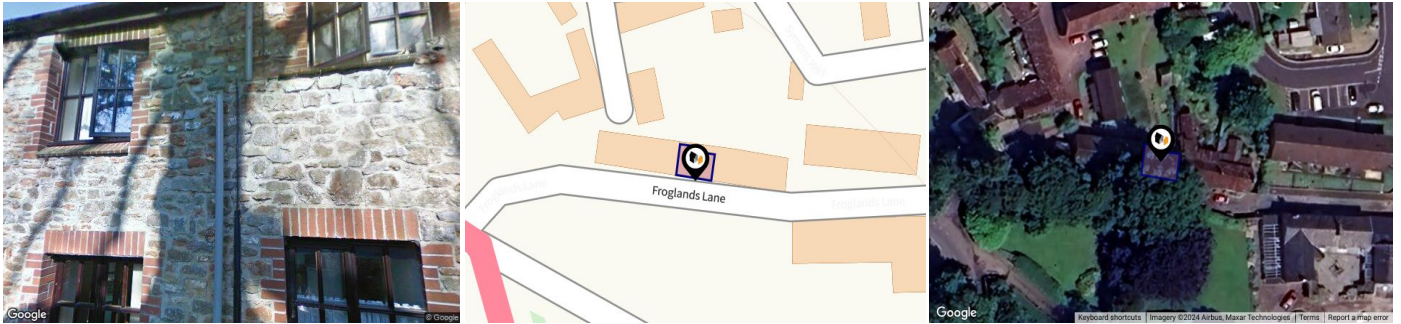
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# Property Overview

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start</b>	11/10/2021
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>Date:</b>	
<b>Plot Area:</b>	0.02 acres	<b>End Date:</b>	01/10/2165
<b>Year Built :</b>	1995	<b>Lease</b>	175 years commencing on and
<b>Council Tax :</b>	Band B	<b>Term:</b>	including 1 October 1990
<b>Annual Estimate:</b>	£1,763	<b>Term</b>	141 years
<b>Title Number:</b>	ST368475	<b>Remaining:</b>	

## Local Area

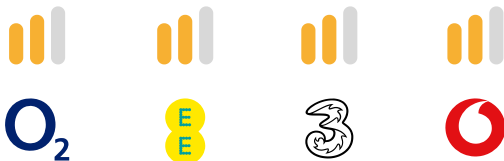
<b>Local Authority:</b>	Somerset
<b>Conservation Area:</b>	Cheddar
<b>Flood Risk:</b>	
• Rivers & Seas	Medium
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**28** mb/s      **1000** mb/s



### Mobile Coverage: (based on calls indoors)

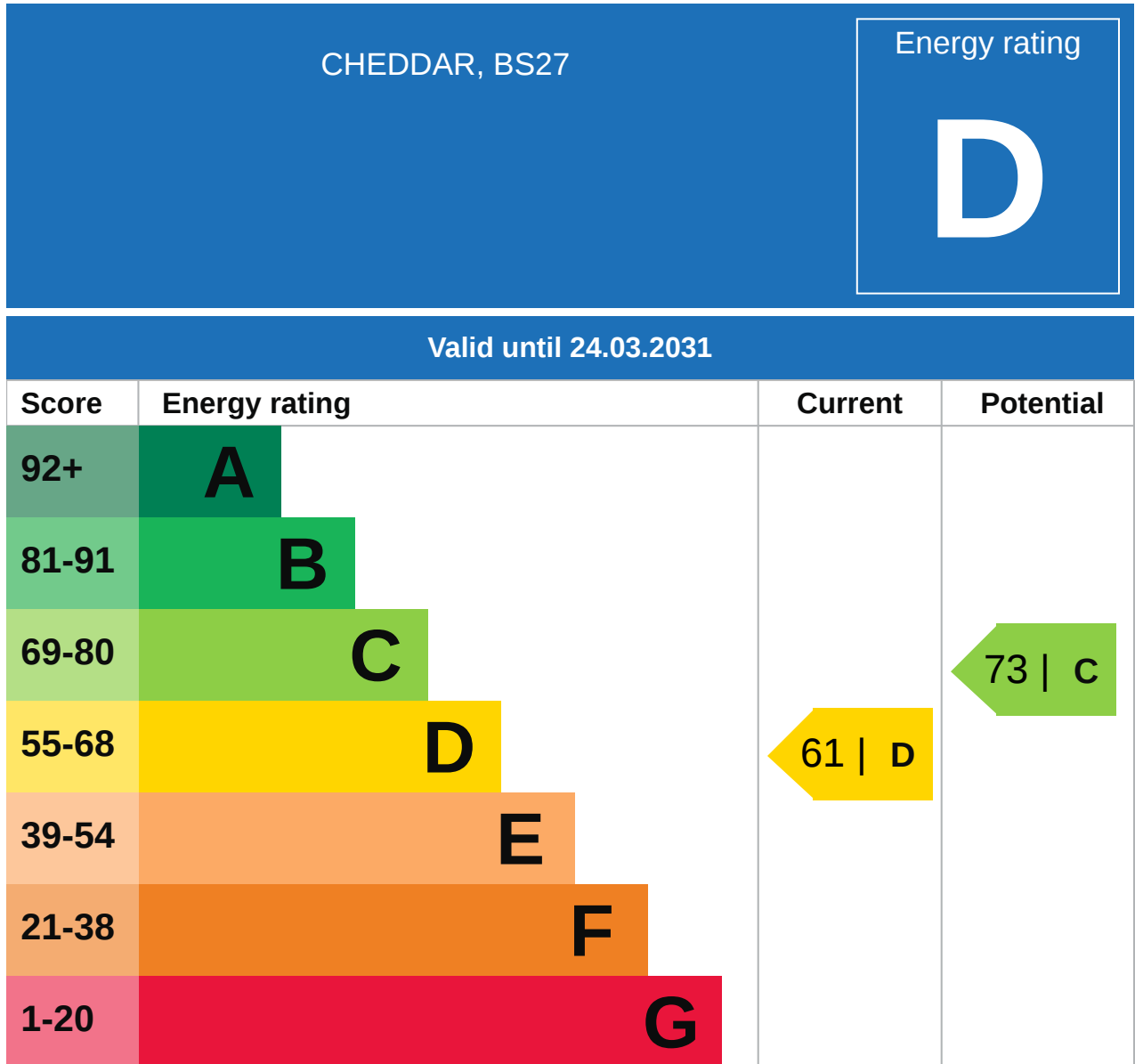


### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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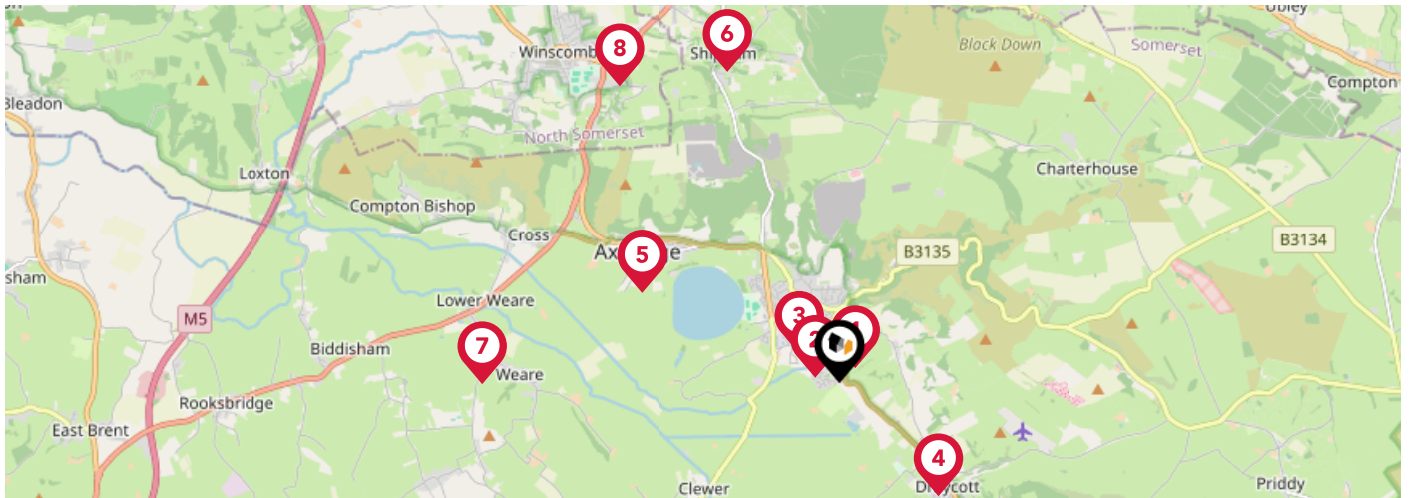


# Property

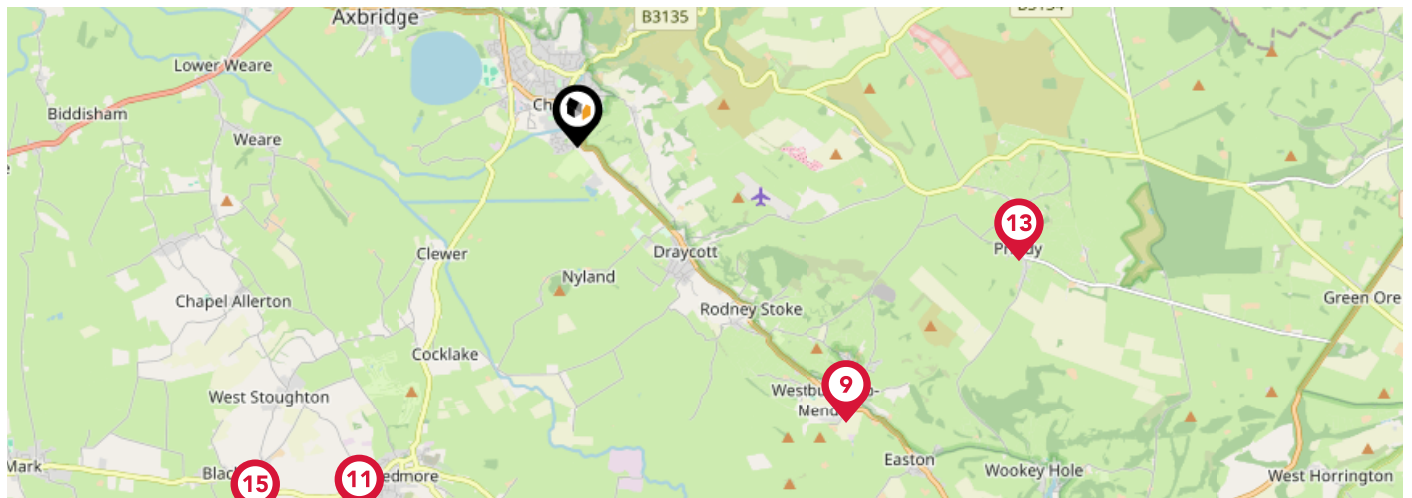
## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Automatic charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 60% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

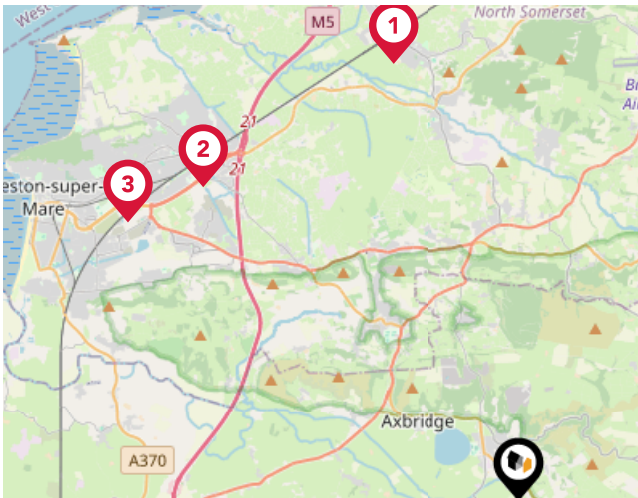


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Burrington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Priddy Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Blagdon Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:4.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Churchill Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

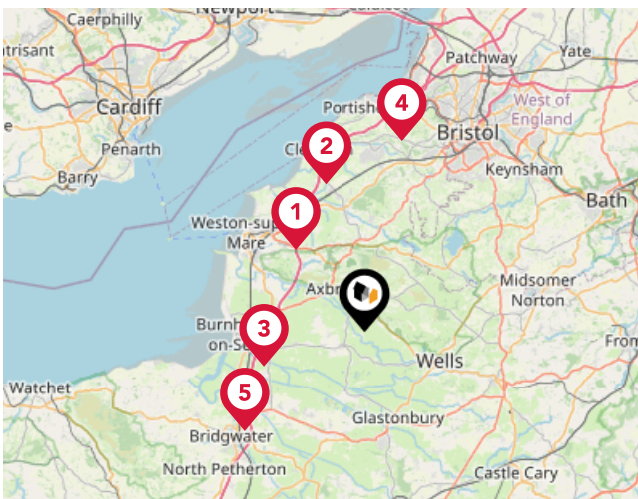
## Transport (National)

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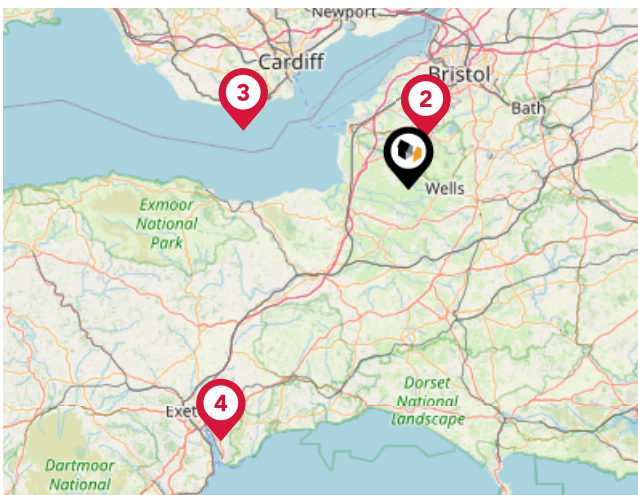
### National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	8.43 miles
2	Worle Rail Station	8.26 miles
3	Weston Milton Rail Station	8.91 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	7.92 miles
2	M5 J20	11.29 miles
3	M5 J22	7.98 miles
4	M5 J19	14.33 miles
5	M5 J23	11.61 miles



### Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	8.27 miles
2	Felton	8.27 miles
3	Cardiff Airport	25.89 miles
4	Exeter Airport	46.82 miles

# Area

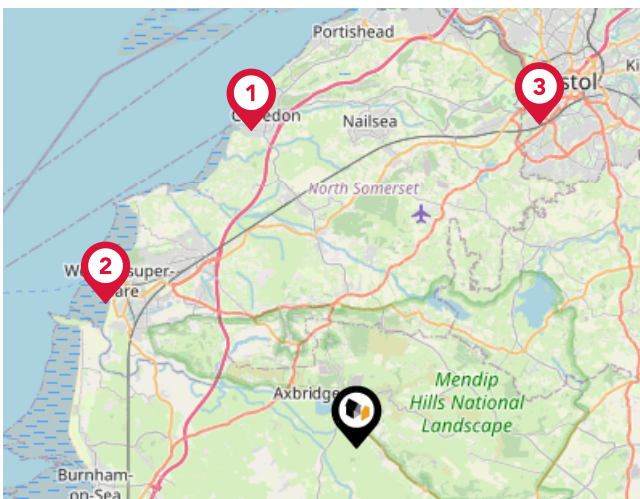
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Church Street	0.14 miles
2	Union Street	0.15 miles
3	The Kings of Wessex	0.24 miles
4	Kings of Wessex School	0.23 miles
5	Twentown	0.39 miles



### Ferry Terminals

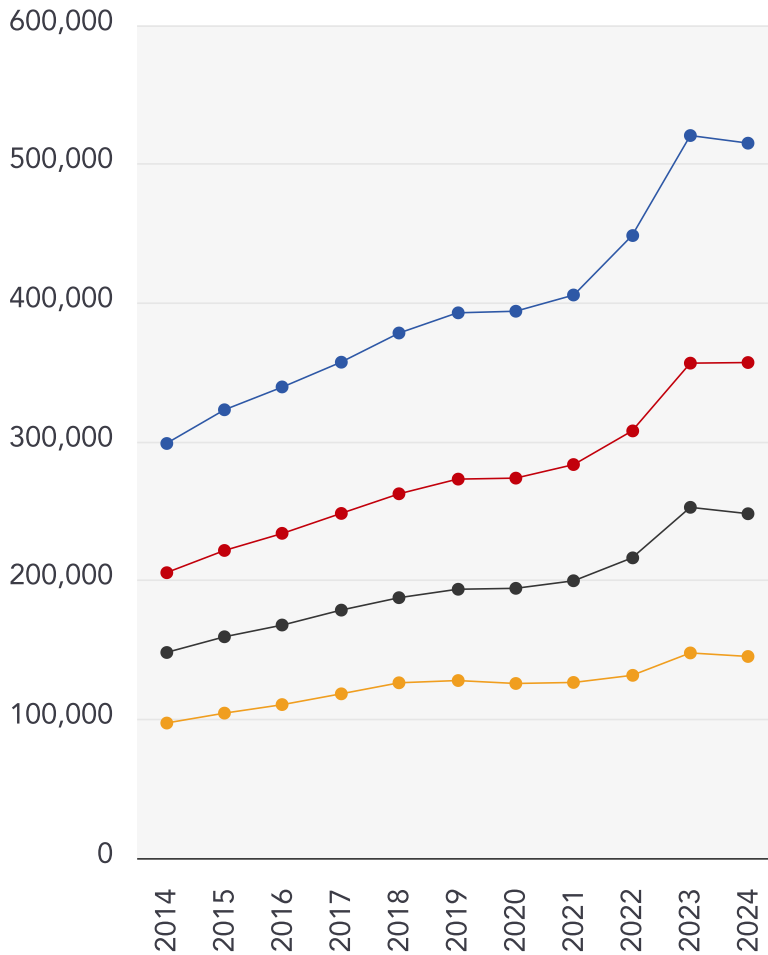
Pin	Name	Distance
1	Clevedon Pier	12.4 miles
2	Weston-super-Mare Knightstone Harbour	10.72 miles
3	Nova Scotia Ferry Landing	13.76 miles



# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS27



Detached

**+72.44%**

Semi-Detached

**+73.65%**

Terraced

**+67.5%**

Flat

**+49.31%**

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### Cooper and Tanner

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## Testimonial 1



We highly recommend Cooper and Tanner Cheddar. We had Mackenzie throughout our purchase, we also met Sally a couple of times. Even though we had to pull out of the first house; Mackenzie helped us with a knew place within the price and area of Cheddar that we were after. Communication was good throughout the process and on completion.

## Testimonial 2



I would highly recommend Cooper & Tanner in Cheddar. The team were always very professional, friendly & helpful. They found us a property in Cheddar which was exactly what we were looking for. Christopher & Jackie were excellent, they answered all of our questions & queries. The purchase ran smoothly & the whole experience was great. Thank you so much to everyone at Cooper & Tanner Cheddar, we are very grateful for all your help & support.

## Testimonial 3

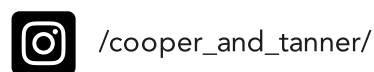


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

## Testimonial 4



I bought a flat through Cooper and Tanner in Cheddar, and the whole experience was great. I had an early viewing on a property just about to go onto the market which was perfect for me. Carol handled my questions quickly, and when Carol wasn't in the office Chris picked them up and answered them. Professional, friendly, helpful. Would recommend.



# 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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