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MIR: Material Info

The Material Information Affecting this Property

Friday 25th October 2024



STONE, EAST PENNARD, SHEPTON MALLET, BA4

Cooper and Tanner

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,959 ft ² / 182 m ²		
Plot Area:	0.58 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	WS67335		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Stone Lodge, Stone, East Pennard, Somerset, BA4 6RY*

Reference - 2012/0057
Decision: Approval with Conditions
Date: 10th January 2012
Description: Alterations to dwelling including a two storey rear extension.

Planning records for: *New Fosse Farm Fosse Way East Pennard Shepton Mallet Somerset BA4 6RY*

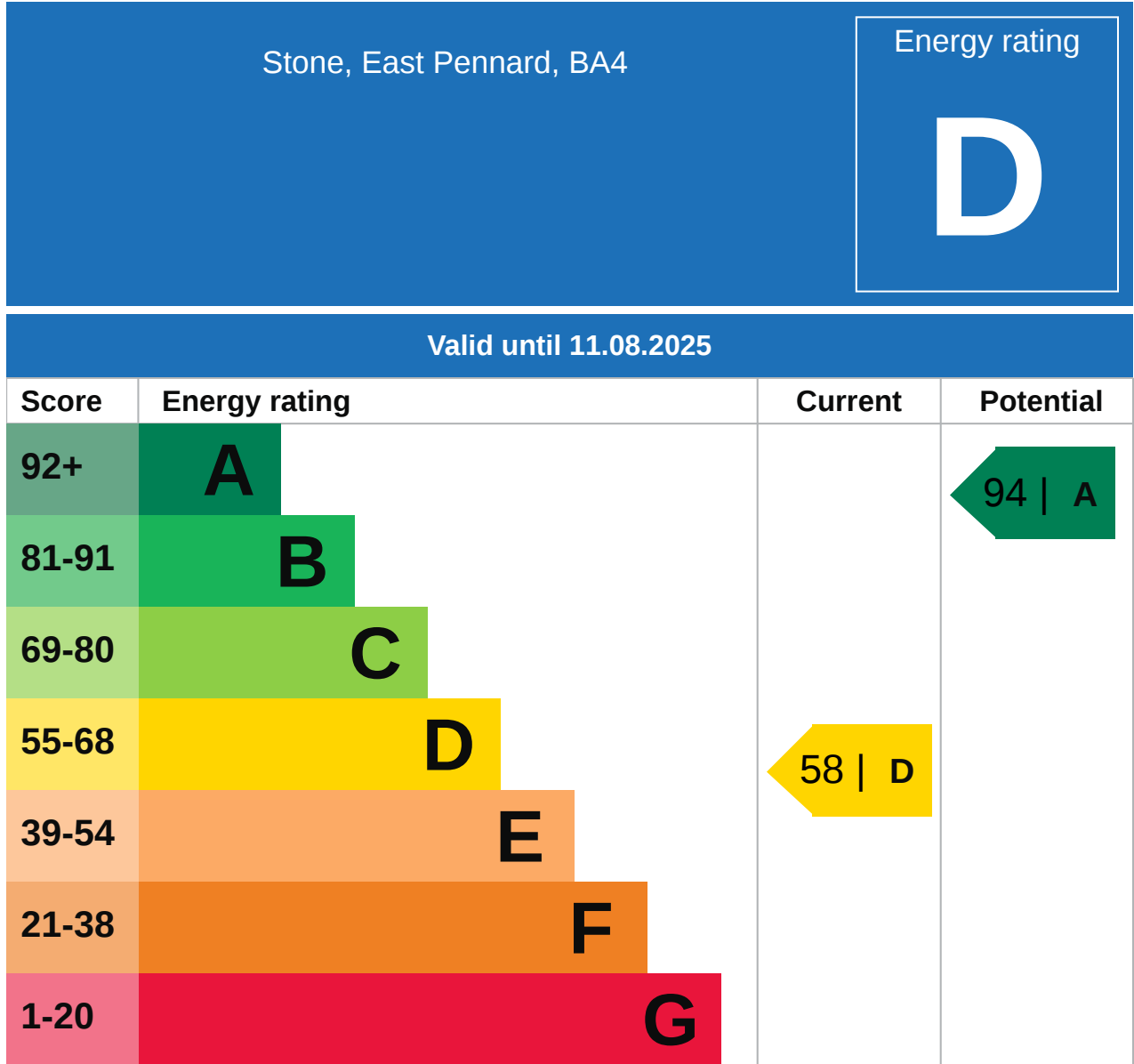
Reference - 2023/2462/CLE
Decision: Decided
Date: 21st December 2023
Description: Use of Shufflebottom Barn for light industrial use in the form of car repair and maintenance, and stone masonry

Planning records for: *Service Station Bungalow Fosse Way East Pennard Shepton Mallet Somerset BA4 6RY*

Reference - 2011/0035
Decision: Approval with Conditions
Date: 11th January 2011
Description: Erection of conservatory to front elevation.

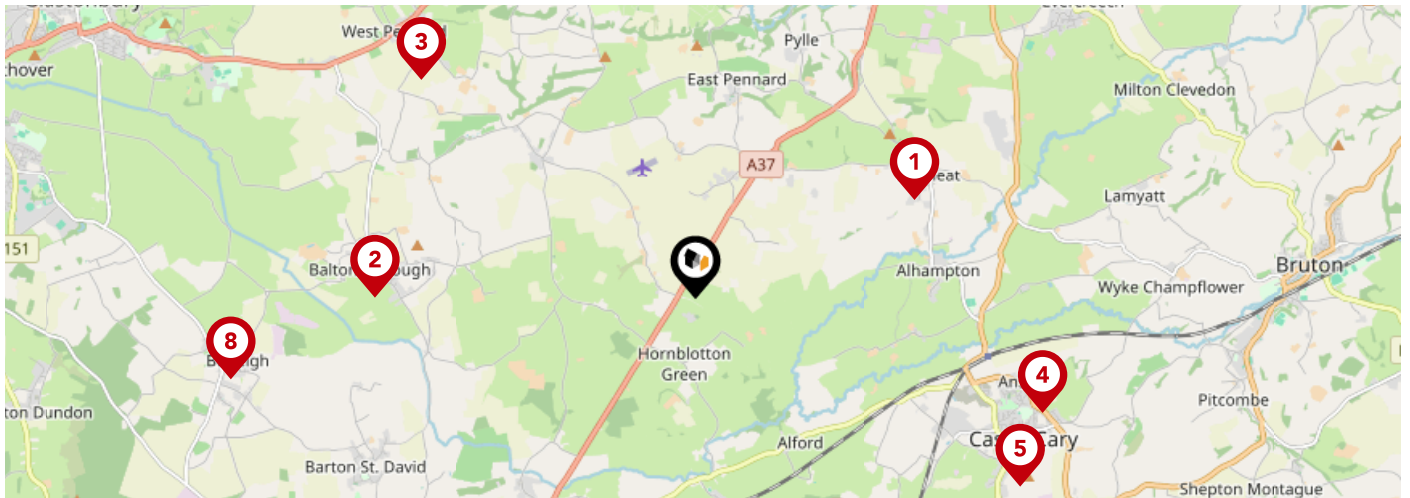
Property EPC - Certificate

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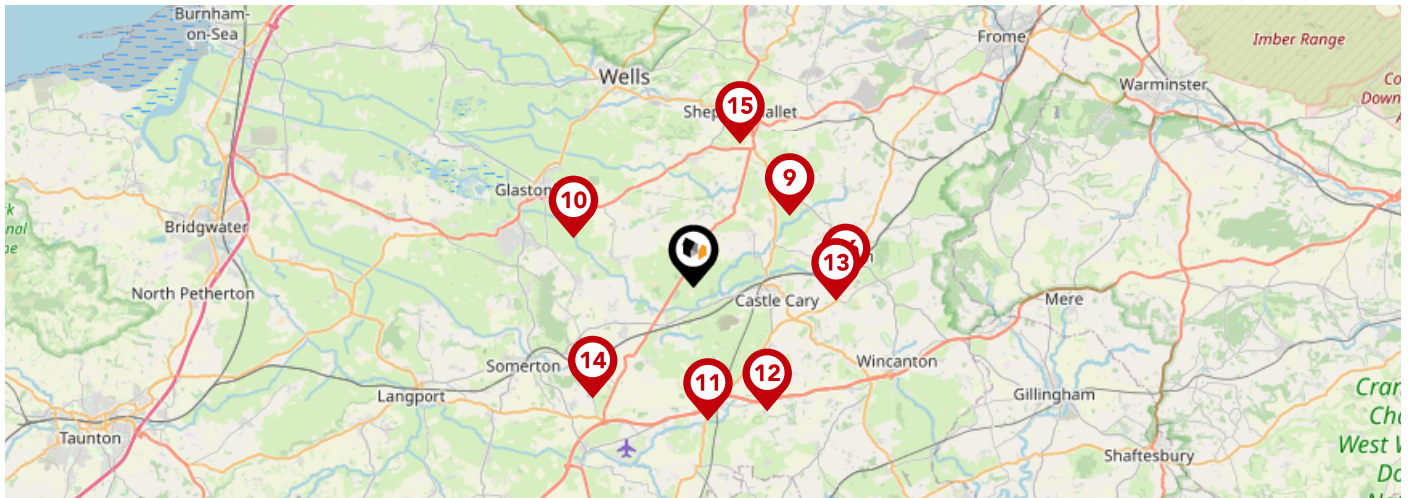


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	182 m ²

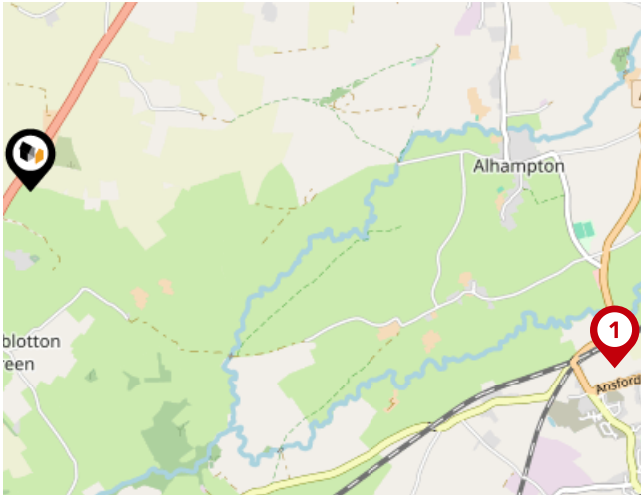
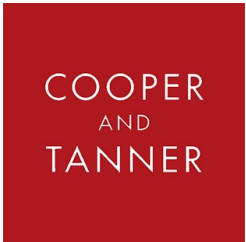


		Nursery	Primary	Secondary	College	Private
1	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



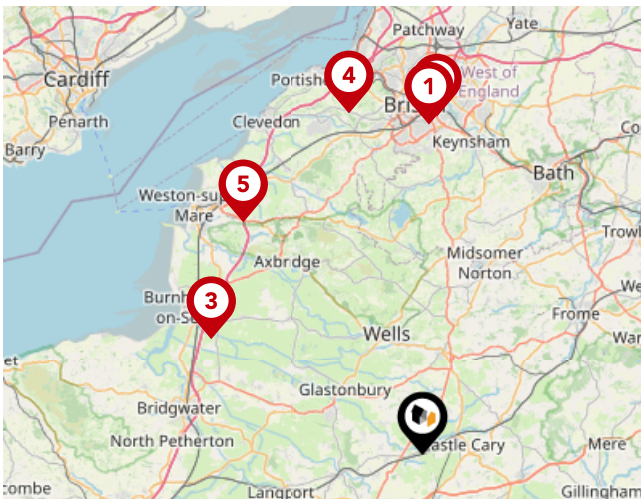
	Nursery	Primary	Secondary	College	Private
<p>9 Evercreech Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 181 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Millfield Preparatory School</p> <p>Ofsted Rating: Not Rated Pupils: 474 Distance:4.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hazlegrove Preparatory School</p> <p>Ofsted Rating: Not Rated Pupils: 409 Distance:4.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 North Cadbury Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 75 Distance:5.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Sexey's School</p> <p>Ofsted Rating: Good Pupils: 685 Distance:5.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Charlton Mackrell CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 84 Distance:5.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Paul's Church of England VC Junior School</p> <p>Ofsted Rating: Good Pupils: 322 Distance:5.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bruton Primary School</p> <p>Ofsted Rating: Good Pupils: 252 Distance:5.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



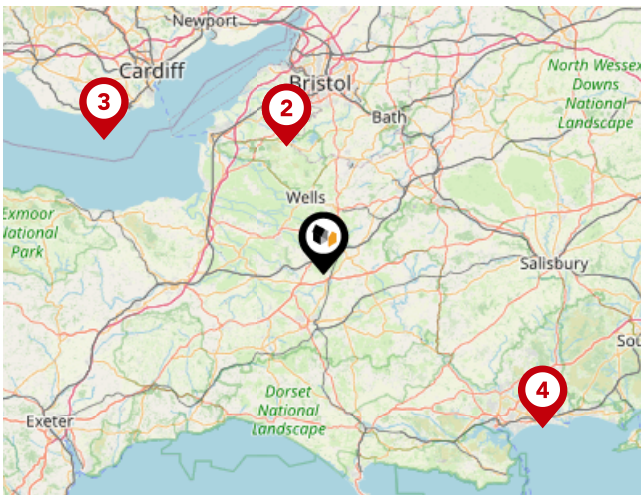
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	2.84 miles
2	Bruton Rail Station	6 miles
3	Templecombe Rail Station	10.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	24.57 miles
2	M32 J2	25.14 miles
3	M5 J22	17.95 miles
4	M5 J19	25.88 miles
5	M5 J21	21.79 miles

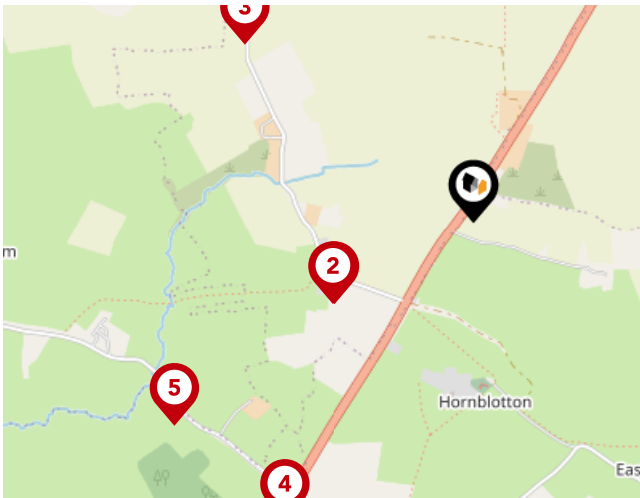


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.78 miles
2	Felton	19.78 miles
3	Cardiff Airport	38.18 miles
4	Bournemouth International Airport	40.11 miles

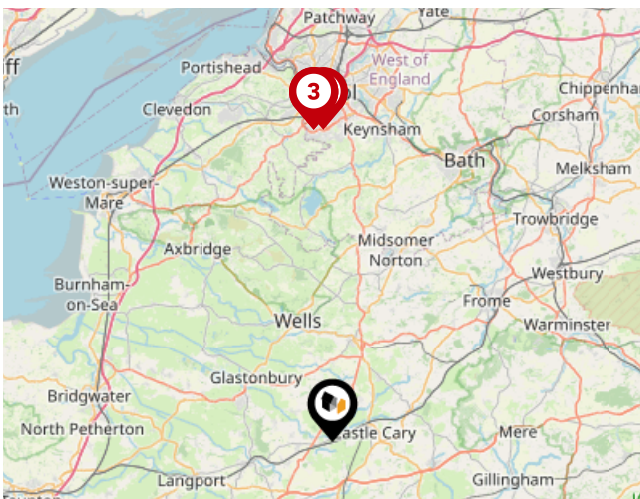
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stone House Cottage	0.37 miles
2	Stone House Cottage	0.38 miles
3	Stone Farm Cottages	0.67 miles
4	Fourfoot Farm	0.83 miles
5	Firs Cottages	0.84 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	23.22 miles
2	The Cottage Ferry Landing	23.22 miles
3	Nova Scotia Ferry Landing	23.26 miles

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

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.



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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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