



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th October 2024



THE GRANARY, BUTTS BATCH, COMPTON BISHOP, AXBRIDGE, BS26 2HF

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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Property

Type:	Semi-Detached	Last Sold Date:	14/10/2022
Bedrooms:	4	Last Sold Price:	£960,000
Floor Area:	2,055 ft ² / 191 m ²	Last Sold £/ft²:	£467
Plot Area:	0.22 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,275		
Title Number:	ST267997		
UPRN:	10013410495		

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 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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The Granary, Butts Batch, Compton Bishop, BS26 2HF

Energy rating

E

Valid until 23.11.2029

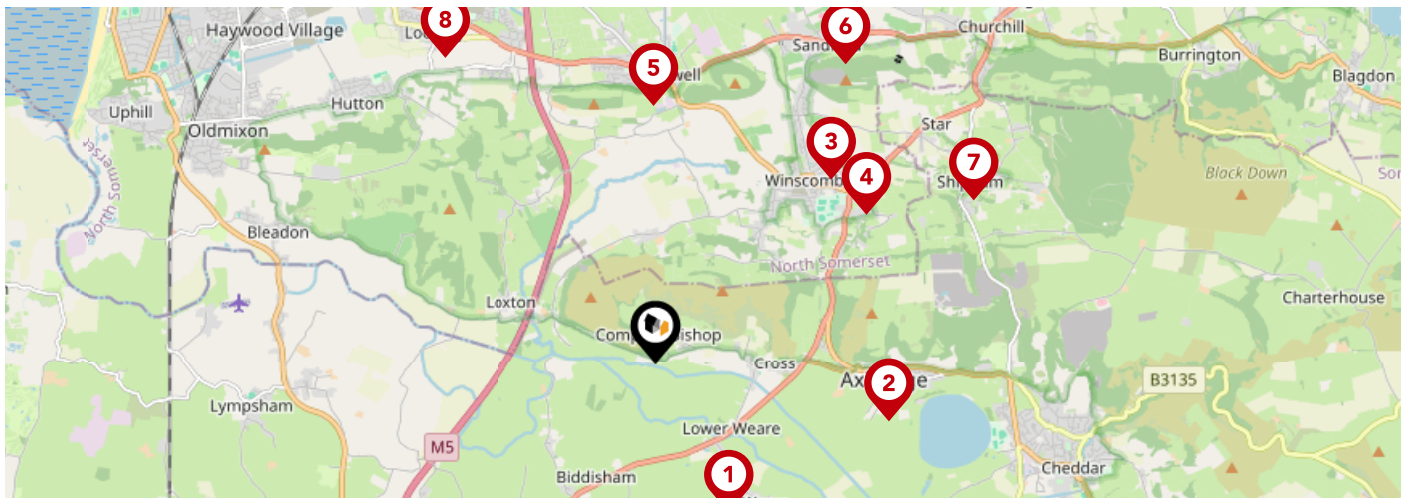
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

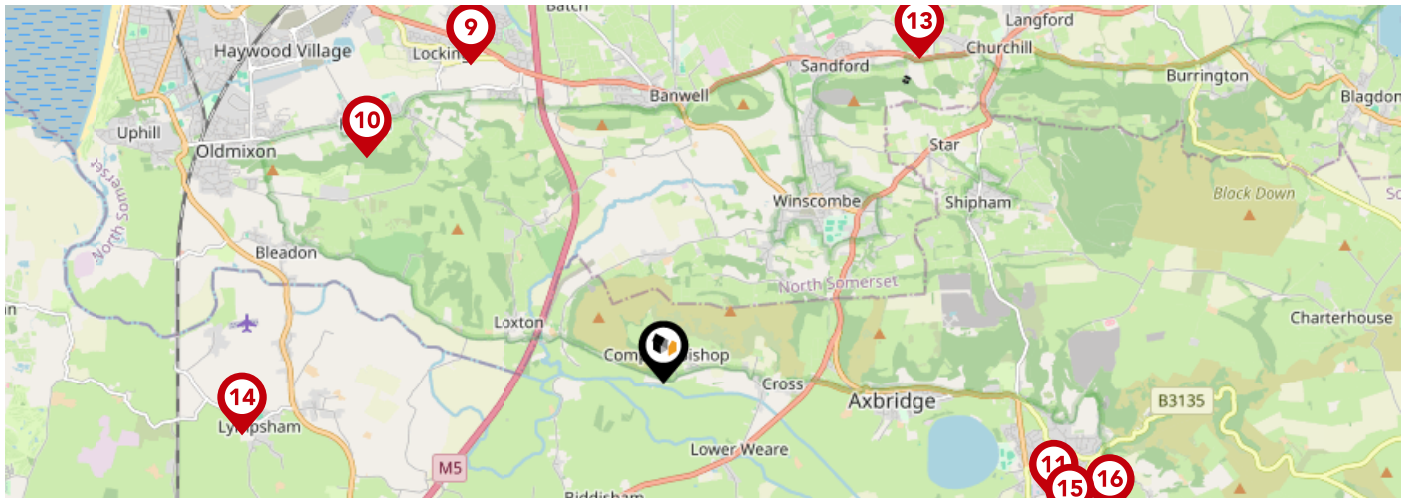
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
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 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	191 m ²



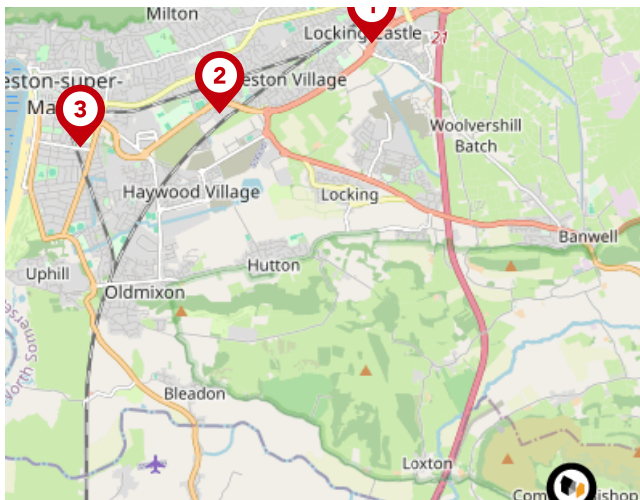
		Nursery	Primary	Secondary	College	Private
1	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Locking Primary School Ofsted Rating: Good Pupils: 281 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hutton Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:3.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:3.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:3.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:3.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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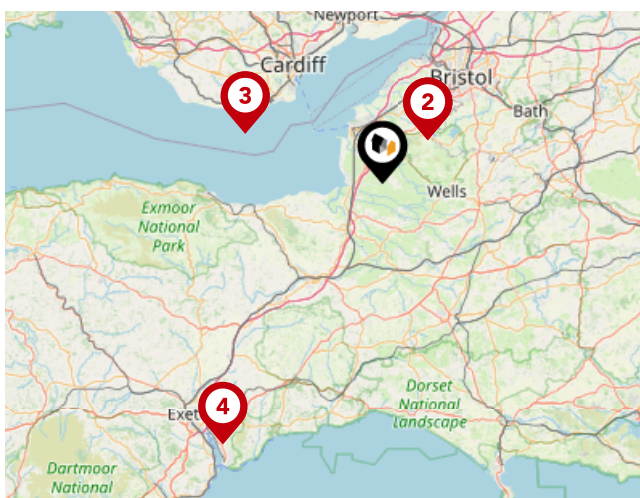
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	4.83 miles
2	Weston Milton Rail Station	5.02 miles
3	Weston-super-Mare Rail Station	5.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	4.81 miles
2	M5 J22	5.3 miles
3	M5 J20	9.65 miles
4	M5 J23	10.04 miles
5	M5 J24	14.33 miles

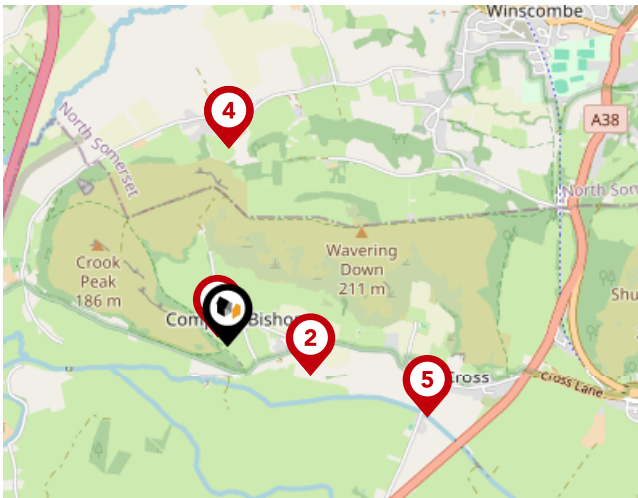


Airports/Helipads

Pin	Name	Distance
1	Felton	9.31 miles
2	Bristol Airport	9.31 miles
3	Cardiff Airport	21.67 miles
4	Exeter Airport	45.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Church	0.06 miles
2	The Bus Shelter	0.41 miles
3	Nut Tree Farm	0.92 miles
4	Barton Farm	0.92 miles
5	Crossways House	0.98 miles



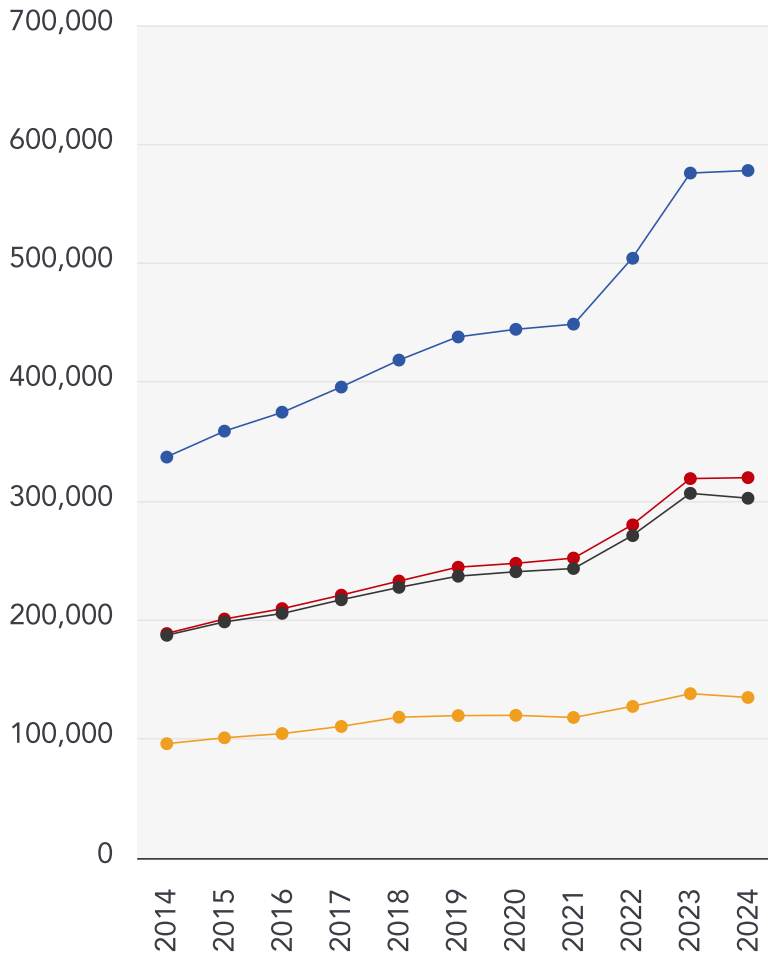
Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	6.62 miles
2	Clevedon Pier	10.39 miles
3	Bridgwater Ferry Terminal	11.75 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS26



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

Flat

+40.39%

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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.



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Data Quality

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