



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th November 2024



HIGHCROFT, HIGH STREET, BLAGDON, BRISTOL, BS40 7TQ

Cooper and Tanner

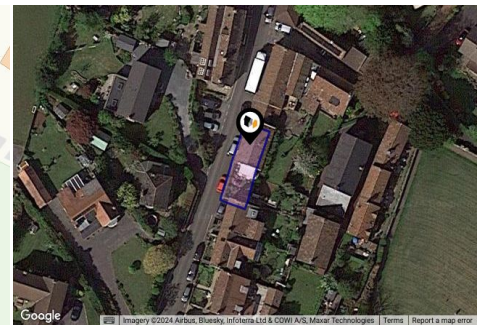
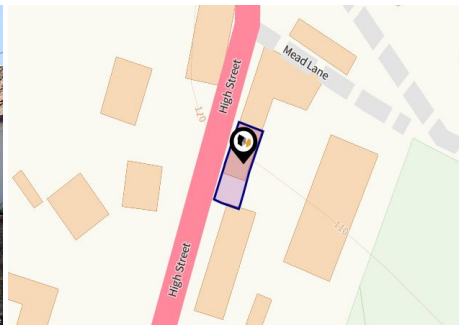
2 Saxon Court Cheddar BS27 3NA

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Property

Type:	Semi-Detached	Last Sold Date:	04/03/2016
Bedrooms:	2	Last Sold Price:	£238,000
Floor Area:	1,054 ft ² / 98 m ²	Last Sold £/ft²:	£225
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,684		
Title Number:	ST257502		
UPRN:	24074131		

Local Area

Local Authority:	North somerset
Conservation Area:	Blagdon
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Highcroft, High Street, Blagdon, Bristol, BS40 7TQ*

Reference - NorthSomerset/19/P/0257/FUH	
Decision:	Decided
Date:	04th February 2019
Description:	Single storey side extension with internal alterations

Property EPC - Certificate

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Highcroft High Street Blagdon BRISTOL BS40 7TQ		Energy rating	
Valid until 10.08.2034		Certificate number 6834-1828-0400-0449-0292	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property EPC - Additional Data

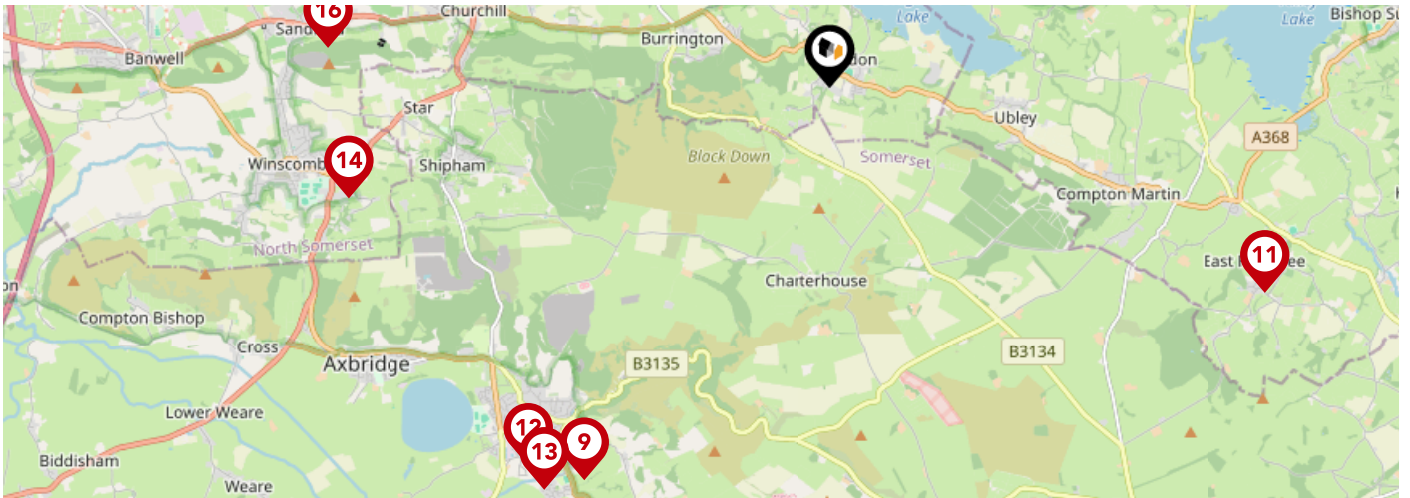
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Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators oil
Main Heating Controls:	Programmer TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	98 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ubley Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Wrington Church of England Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:3.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Chew Stoke Church School Ofsted Rating: Good Pupils: 178 Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:4.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

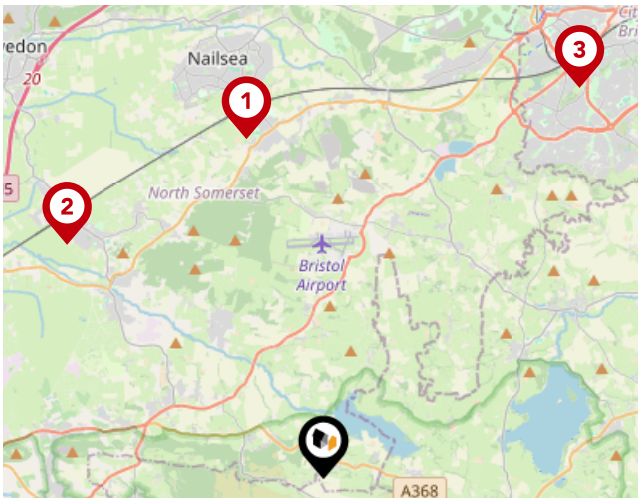


	Nursery	Primary	Secondary	College	Private
<p>9 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Winford Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:4.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 East Harptree Church of England Primary School Ofsted Rating: Good Pupils: 84 Distance:4.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:4.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Chew Valley School Ofsted Rating: Good Pupils: 1201 Distance:4.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:4.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

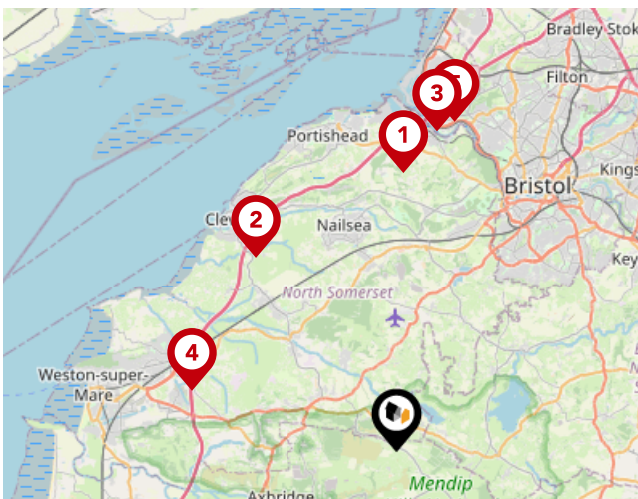
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Nailsea & Backwell Rail Station	6.46 miles
2	Yatton Rail Station	6.42 miles
3	Parson Street Rail Station	8.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J19	10.31 miles
2	M5 J20	8.87 miles
3	M5 J18	11.95 miles
4	M5 J21	7.88 miles
5	M5 J18A	12.4 miles



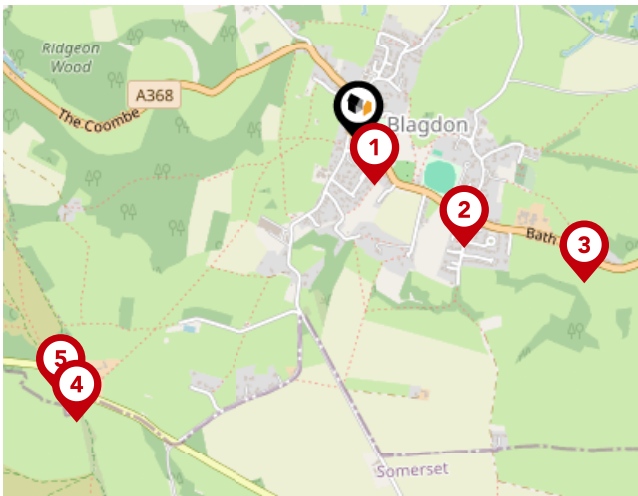
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	4.05 miles
2	Felton	4.05 miles
3	Cardiff Airport	27.25 miles
4	Staverton	45.74 miles

Area

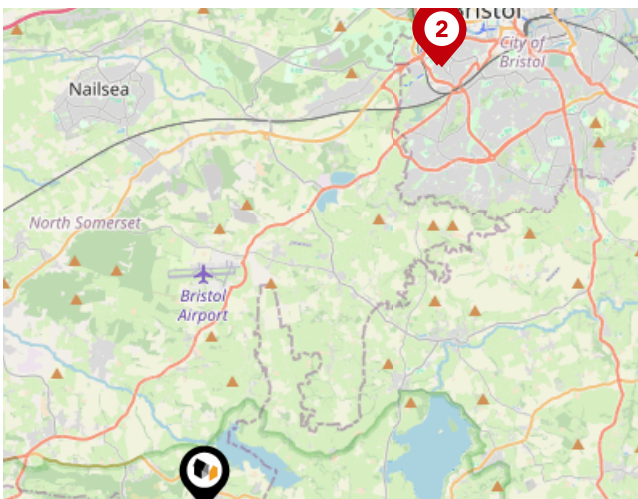
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Seymour Arms	0.1 miles
2	Church Street	0.34 miles
3	Dipland Grove	0.61 miles
4	Top Burrington Coombe	0.92 miles
5	Car Park	0.9 miles



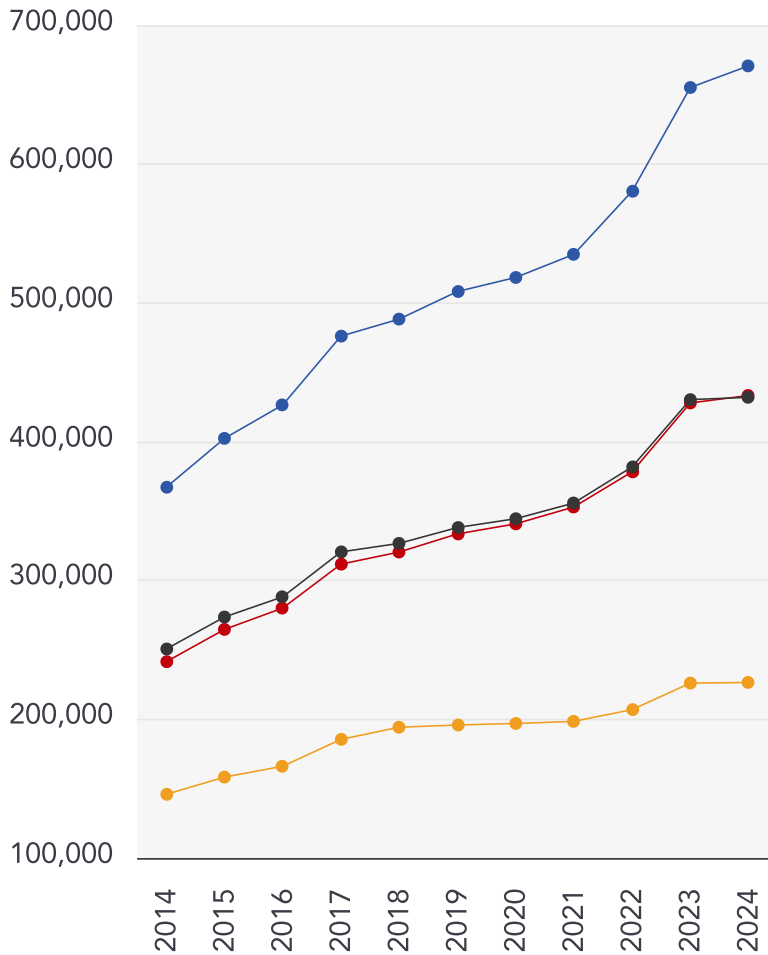
Ferry Terminals

Pin	Name	Distance
1	Nova Scotia Ferry Landing	9.3 miles
2	The Cottage Ferry Landing	9.3 miles
3	Pumphouse Ferry Landing	9.36 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS40



Detached

+82.69%

Terraced

+72.35%

Semi-Detached

+79.41%

Flat

+55.23%

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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

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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