



# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 03<sup>rd</sup> December 2024**



**PLUD STREET, WEDMORE, BS28**

## Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,550 ft <sup>2</sup> / 144 m <sup>2</sup>		
Plot Area:	0.17 acres		
Year Built :	1996-2002		
Council Tax :	Band F		
Annual Estimate:	£3,275		
Title Number:	ST120266		

## Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Somerset

No

No Risk

High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15

50

1000

mb/s

mb/s

mb/s

Mobile Coverage:

(based on calls indoors)

O<sub>2</sub>

EE

3

O<sub>2</sub>

Satellite/Fibre TV Availability:

## Building Safety

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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

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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

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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)

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None across the property

## Construction Type

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The vendor has made us aware that, to the best of their knowledge, there is nothing unusual about the construction of the property

**Property Lease Information (if applicable)**

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**Listed Building Information (if applicable)**

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**Management Fees or similar**

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## Electricity

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The vendor has made us aware that the property is connected to mains electricity

## Gas

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The vendor has made us aware that the property is connected to mains gas

## Heating

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The vendor has made us aware that the property is heated by gas central heating

## Water

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The vendor has made us aware that the property is connected to a mains water supply

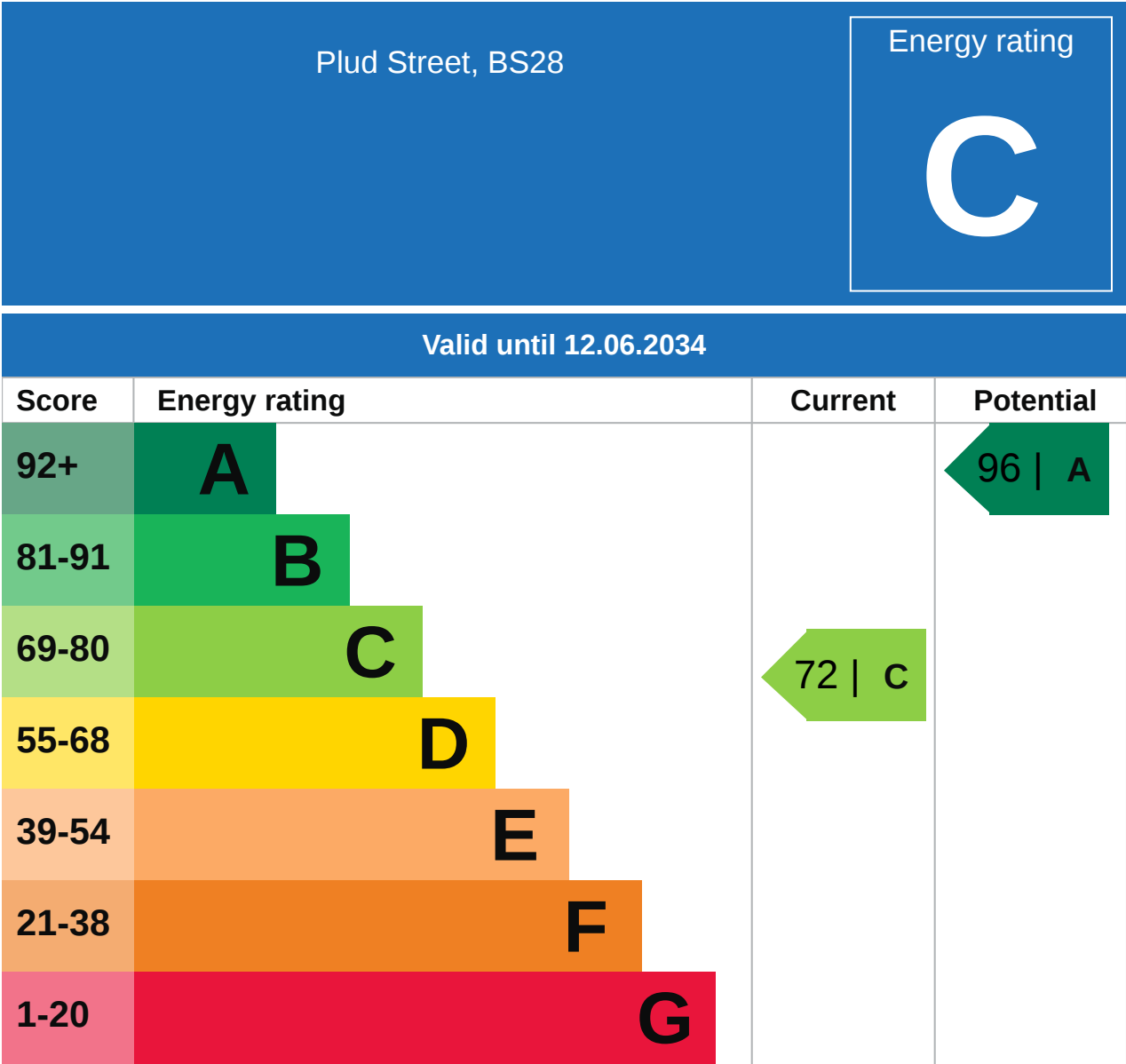
## Drainage

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The vendor has made us aware that the property is connected to mains drainage

Planning records for: *Quinneys Plud Street Wedmore Somerset BS28 4BH*

Reference - 50/22/00095	
Decision:	-
Date:	28th September 2022
Description:	Replacement of existing conservatory and erection of a single storey porch to the East elevation and the installation of dormer to the North elevation with internal alterations (revised scheme).



# Property

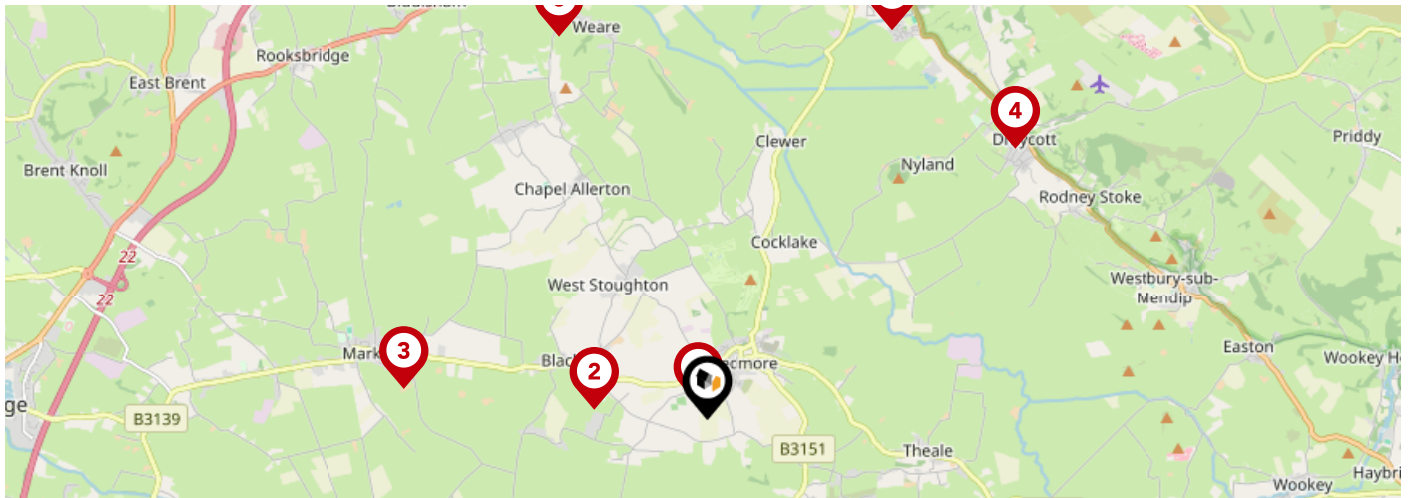
## EPC - Additional Data

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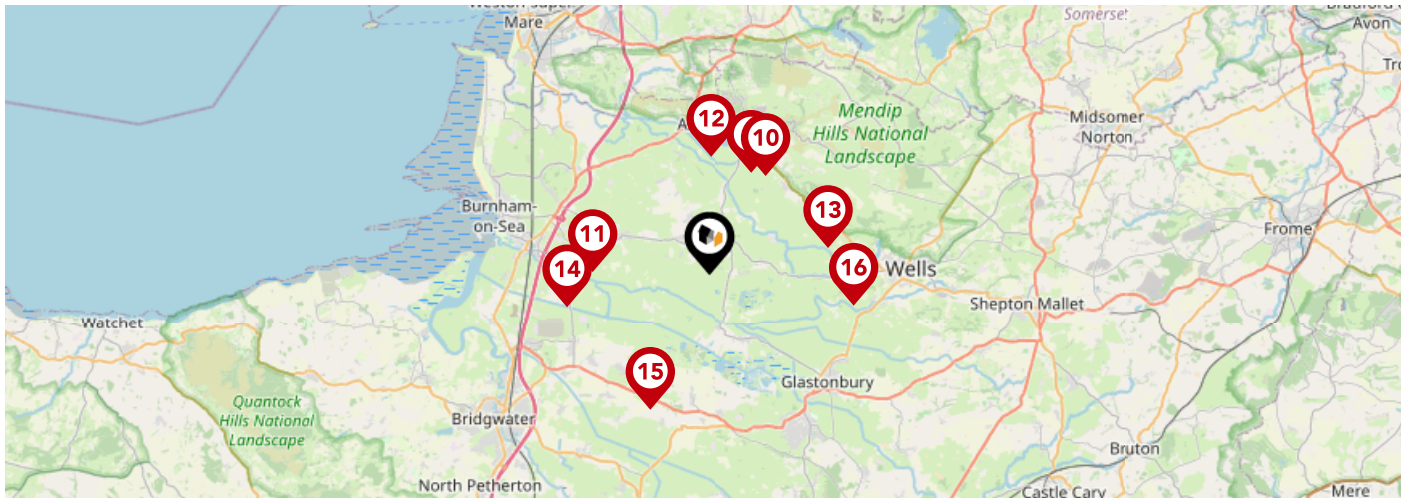
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	144 m <sup>2</sup>





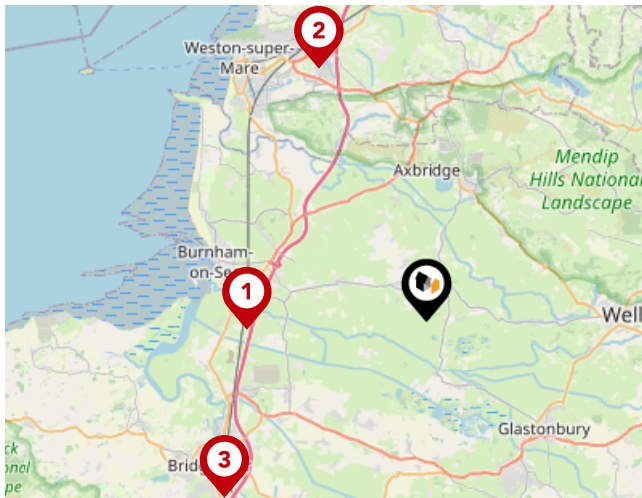
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:2.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:3.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:4	<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>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:4.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>East Huntspill Primary Academy</b> Ofsted Rating: Good   Pupils: 77   Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Catcott Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:5.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

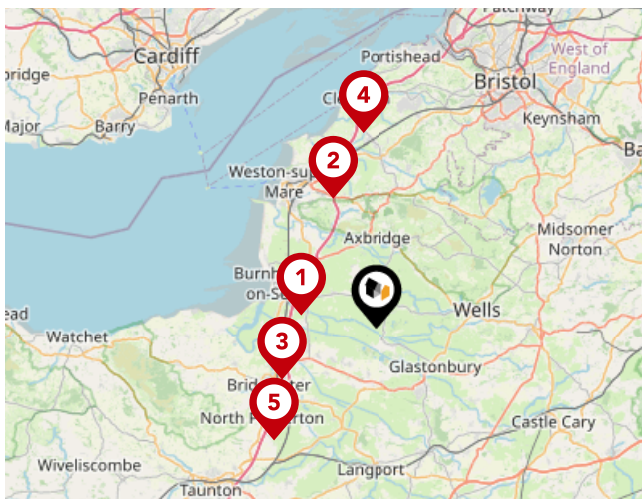
# Area Transport (National)

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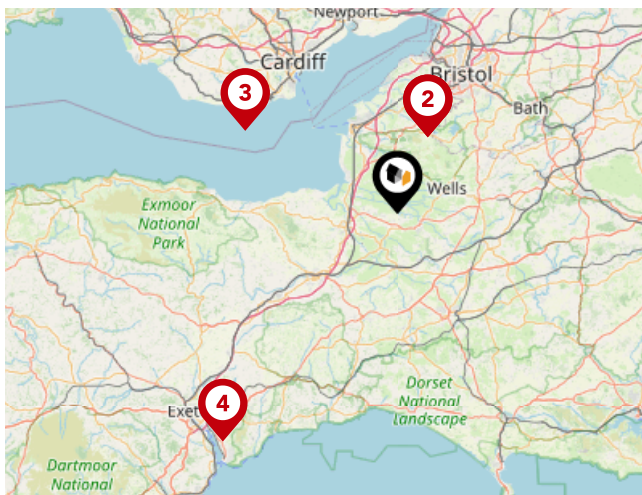
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.66 miles
2	Worle Rail Station	10.19 miles
3	Bridgwater Rail Station	9.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.7 miles
2	M5 J21	10.13 miles
3	M5 J23	8 miles
4	M5 J20	14.54 miles
5	M5 J24	11.25 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.3 miles
2	Felton	12.3 miles
3	Cardiff Airport	25.59 miles
4	Exeter Airport	42.81 miles

# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	The Borough Yard	0.57 miles
2	The Swan Inn	0.59 miles
3	Combe Batch Rise	0.64 miles
4	Hugh Sexey School	0.99 miles
5	Hugh Sexey School	1.01 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.3 miles
2	Weston-super-Mare Knightstone Harbour	11.56 miles
3	Clevedon Pier	15.46 miles



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### Cooper and Tanner

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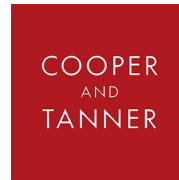


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