



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



**WINDY RIDGE, KITES CROFT, WESTBURY SUB MENDIP,
WELLS, BA5 1HU**

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

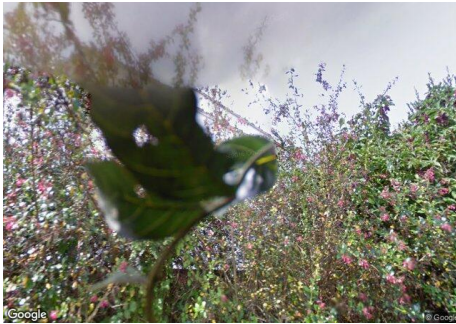
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Property Overview

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Property

Type: Detached
Bedrooms: 5
Plot Area: 0.38 acres
Council Tax : Band F
Annual Estimate: £3,275
Title Number: WS37530
UPRN: 250046805

Last Sold Date: 30/05/2006
Last Sold Price: £375,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s **72** mb/s - mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

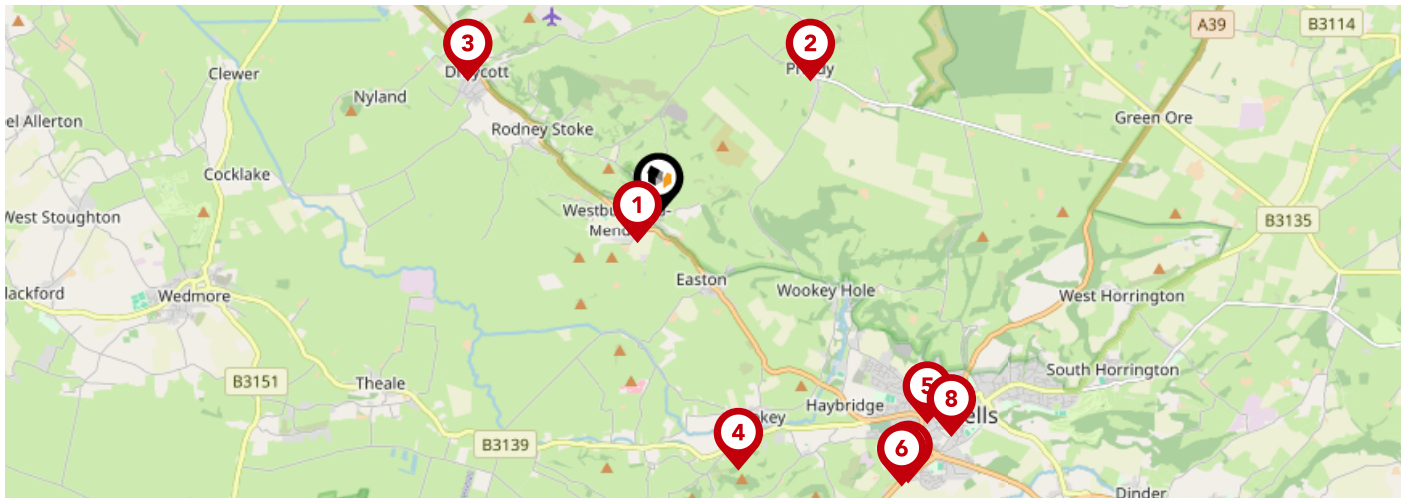
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Planning records for: *Windy Ridge, Kites Croft, Westbury Sub Mendip, Wells, BA5 1HU*

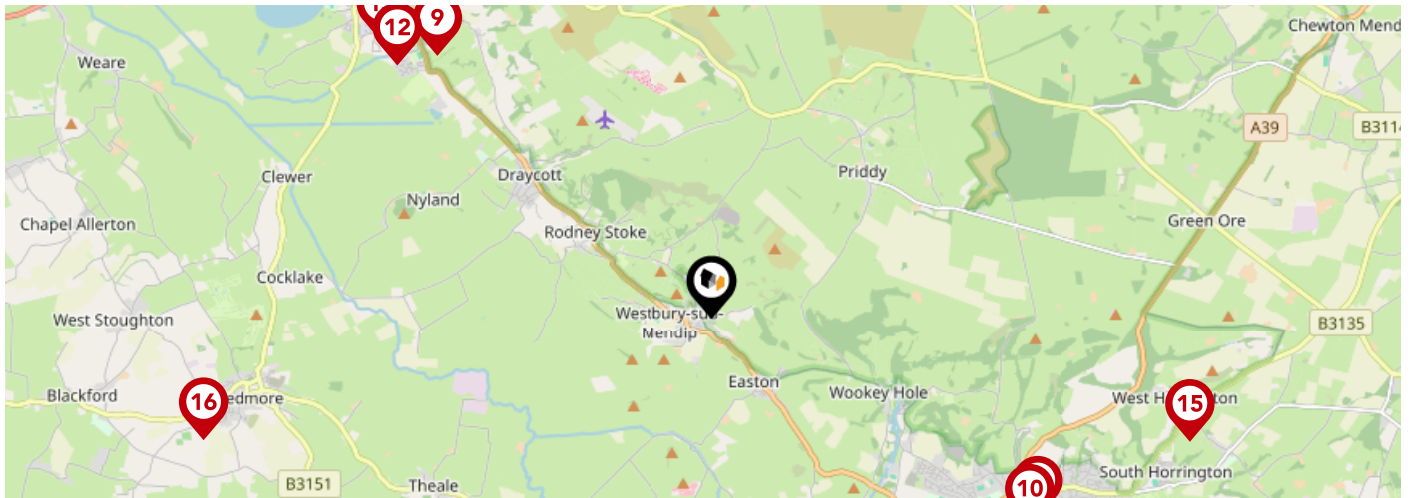
Reference - 085498/005
Decision: Approval with Conditions
Date: 02nd April 2007
Description: Single storey extension. (DEL)

Area Schools

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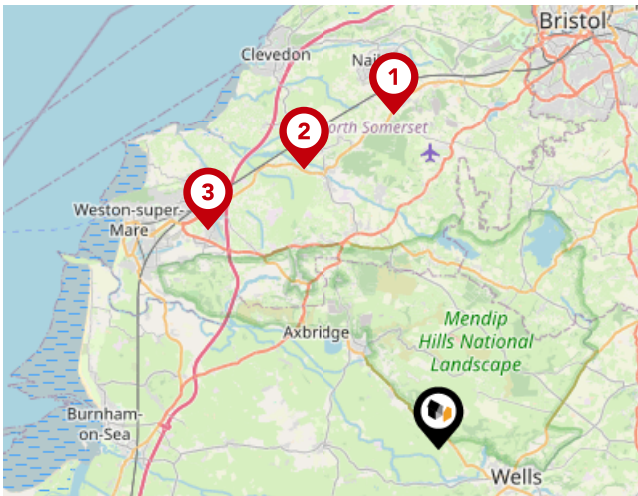
	Nursery	Primary	Secondary	College	Private
<p>1 St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:2.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Blue School Ofsted Rating: Good Pupils: 1434 Distance:3.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:3.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:3.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:3.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:3.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:4.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:4.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

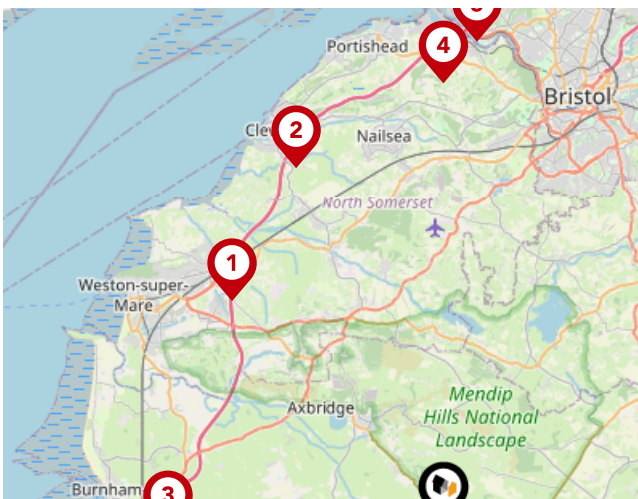
Area Transport (National)

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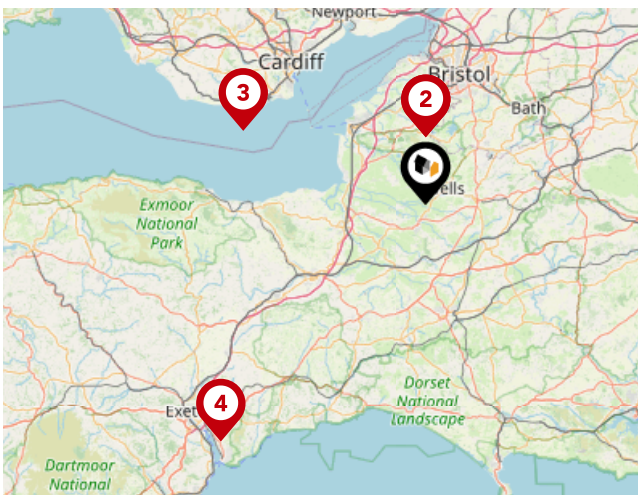
National Rail Stations

Pin	Name	Distance
1	Nailsea & Backwell Rail Station	12.5 miles
2	Yatton Rail Station	11.56 miles
3	Worle Rail Station	11.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	11.44 miles
2	M5 J20	14.35 miles
3	M5 J22	10.24 miles
4	M5 J19	16.39 miles
5	M5 J18	17.98 miles

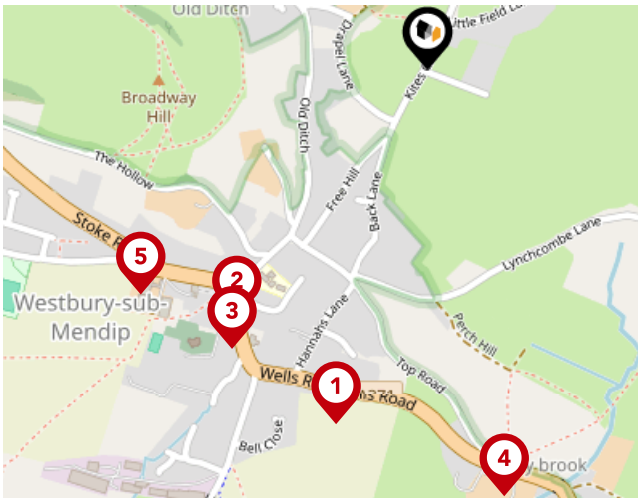


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	10.12 miles
2	Felton	10.12 miles
3	Cardiff Airport	29.23 miles
4	Exeter Airport	46.72 miles

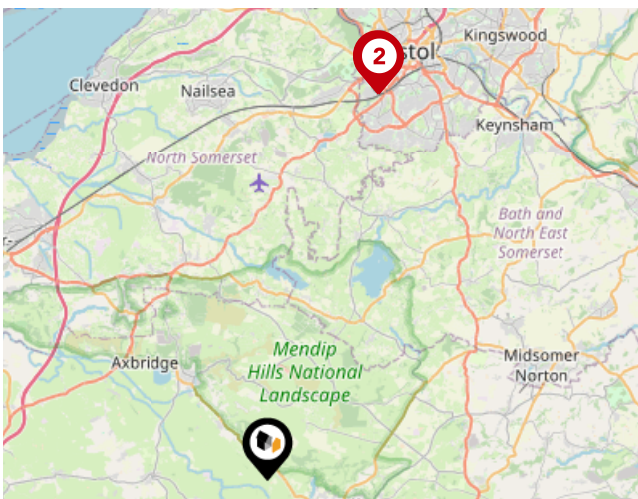
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Edenmount	0.42 miles
2	St. Lawrence Church	0.36 miles
3	St. Lawrence Church	0.39 miles
4	Top Road	0.5 miles
5	Roughmoor Lane	0.42 miles



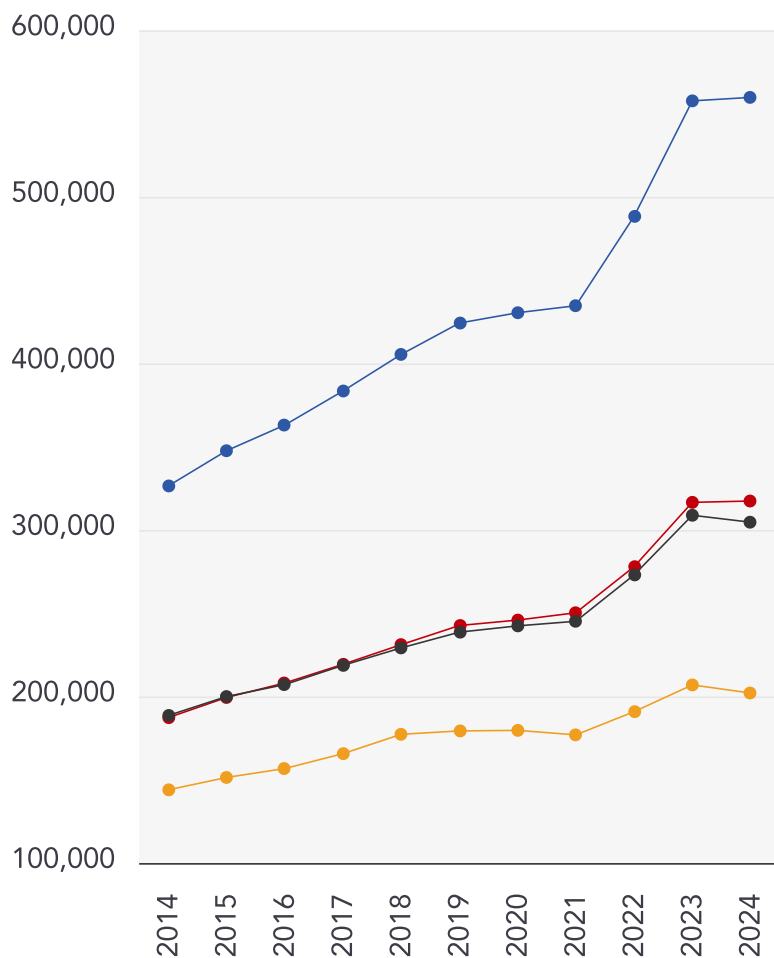
Ferry Terminals

Pin	Name	Distance
1	Nova Scotia Ferry Landing	14.88 miles
2	The Cottage Ferry Landing	14.87 miles
3	Pumphouse Ferry Landing	14.94 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BA5



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

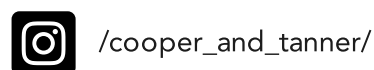


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

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.



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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