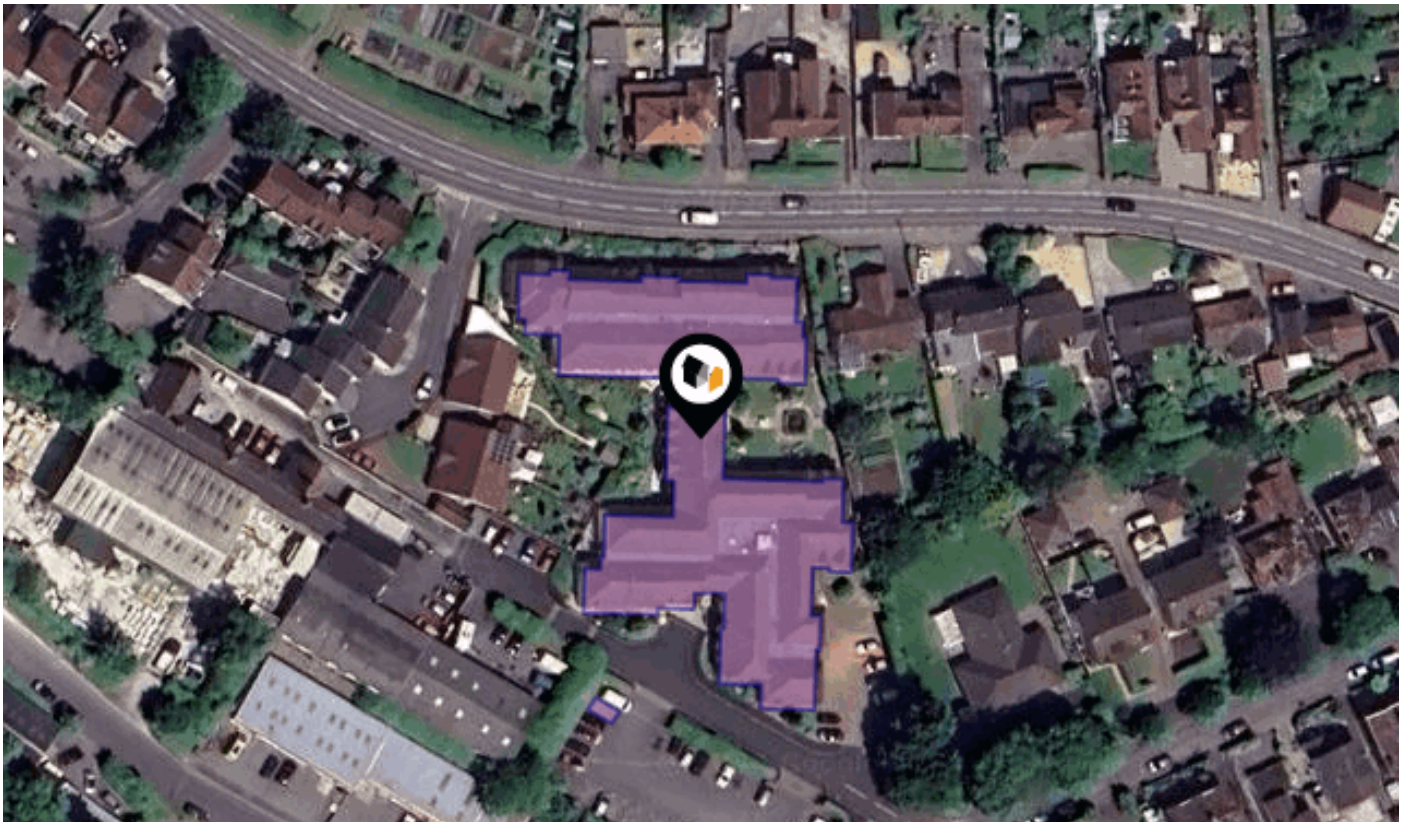




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> September 2024



**CHEDDAR COURT, STATION ROAD, CHEDDAR, BS27**

## Cooper and Tanner

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# Property Overview

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## Property

|                         |   |                        |                            |
|-------------------------|---|------------------------|----------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Tenure:</b>         | Leasehold                  |
| <b>Bedrooms:</b>        | 2                                       | <b>Start Date:</b>     | 26/04/1994                 |
| <b>Floor Area:</b>      | 678 ft <sup>2</sup> / 63 m <sup>2</sup> | <b>End Date:</b>       | 01/03/2089                 |
| <b>Plot Area:</b>       | 0.5 acres                               | <b>Lease Term:</b>     | 99 years from 1 March 1990 |
| <b>Year Built :</b>     | 1983-1990                               | <b>Term Remaining:</b> | 64 years                   |
| <b>Council Tax :</b>    | Band B                                  |                        |                            |
| <b>Annual Estimate:</b> | £1,763                                  |                        |                            |
| <b>Title Number:</b>    | ST111306                                |                        |                            |

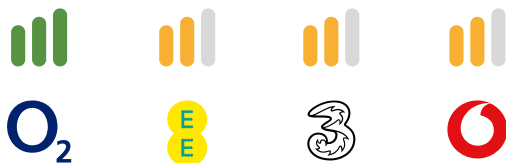
## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Somerset |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | No Risk  |
| • Surface Water           | Low      |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>16</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

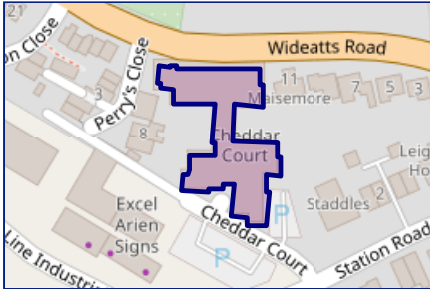
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

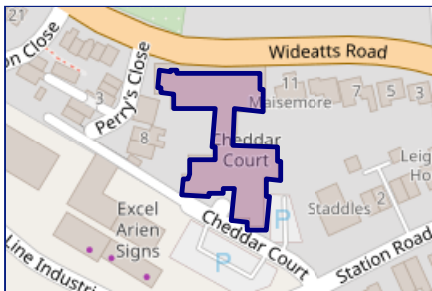


## Freehold Title Plan



**ST66005**

## Leasehold Title Plan



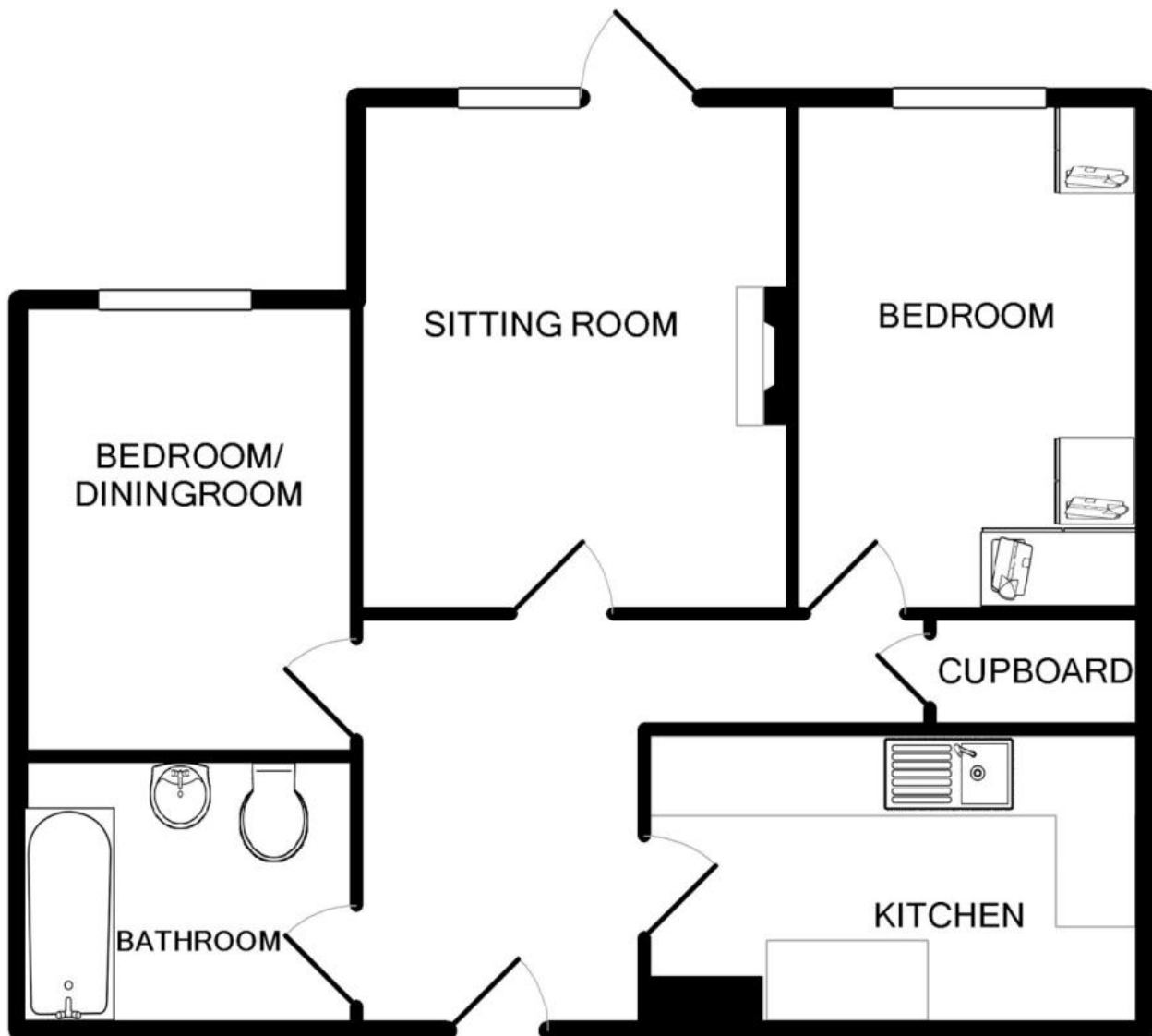
**ST111306**

Start Date: 26/04/1994  
End Date: 01/03/2089  
Lease Term: 99 years from 1 March 1990  
Term Remaining: 64 years



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

**CHEDDAR COURT, STATION ROAD, CHEDDAR, BS27**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Property EPC - Certificate

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Cheddar Court, Station Road, BS27

Energy rating

C

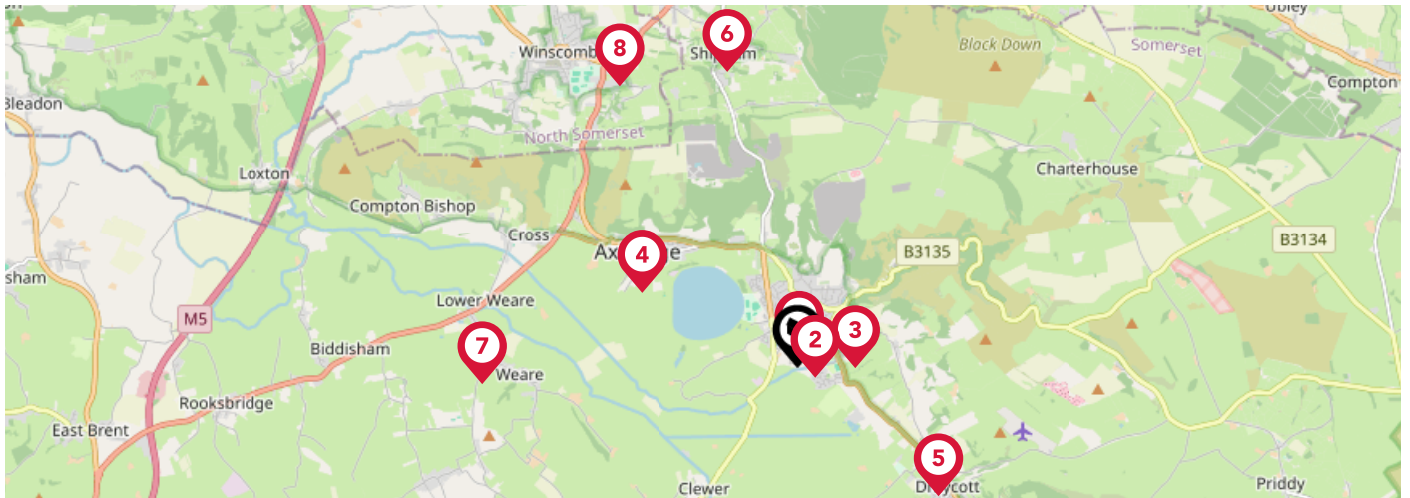
Valid until 29.08.2032

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76   c  | 77   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property EPC - Additional Data

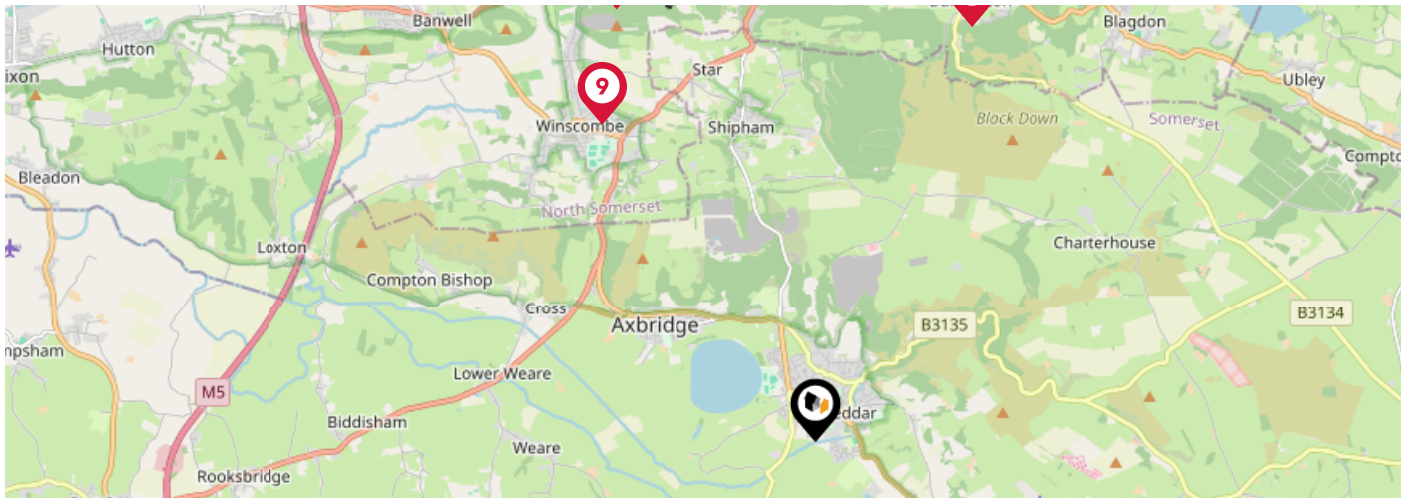
## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Flat   |
| <b>Build Form:</b>                  | Enclosed End-Terrace                               |
| <b>Transaction Type:</b>            | Marketed sale                                      |
| <b>Energy Tariff:</b>               | Dual   |
| <b>Main Fuel:</b>                   | Electricity (not community)                        |
| <b>Main Gas:</b>                    | No   |
| <b>Floor Level:</b>                 | 01   |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date               |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Timber frame, 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>                | Electric storage heaters, Electric storage heaters |
| <b>Main Heating Controls:</b>       | Manual charge control                              |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                       |
| <b>Hot Water Energy Efficiency:</b> | Average  |
| <b>Lighting:</b>                    | Low energy lighting in 20% of fixed outlets        |
| <b>Floors:</b>                      | (another dwelling below)                           |
| <b>Total Floor Area:</b>            | 63 m <sup>2</sup>                                  |



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Cheddar First School</b><br>Ofsted Rating: Good   Pupils: 333   Distance:0.14                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>The Kings of Wessex Academy</b><br>Ofsted Rating: Good   Pupils: 1045   Distance:0.18                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Fairlands Middle School</b><br>Ofsted Rating: Good   Pupils: 434   Distance:0.54                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Axbridge Church of England First School Academy</b><br>Ofsted Rating: Good   Pupils: 185   Distance:1.61           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Draycott &amp; Rodney Stoke Church of England First School</b><br>Ofsted Rating: Good   Pupils: 72   Distance:1.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Shipham Church of England First School</b><br>Ofsted Rating: Good   Pupils: 91   Distance:2.82                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Weare Academy First School</b><br>Ofsted Rating: Good   Pupils: 165   Distance:2.94                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Sidcot School</b><br>Ofsted Rating: Not Rated   Pupils: 639   Distance:3.09  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

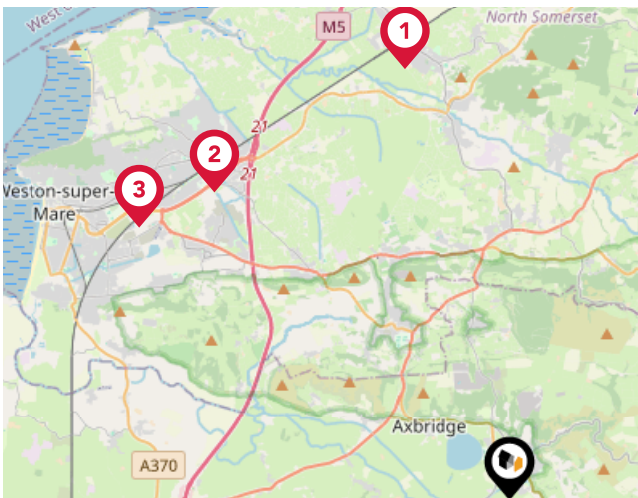




|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Winscombe Primary School</b><br>Ofsted Rating: Good   Pupils: 212   Distance:3.54                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Wedmore First School Academy</b><br>Ofsted Rating: Good   Pupils: 186   Distance:3.93                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>St Lawrence's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 49   Distance:3.94                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Burrington Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 101   Distance:4.1          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Sandford Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 148   Distance:4.4                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Churchill Academy &amp; Sixth Form</b><br>Ofsted Rating: Requires improvement   Pupils: 1589   Distance:4.42 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Hugh Sexey Church of England Middle School</b><br>Ofsted Rating: Good   Pupils: 655   Distance:4.46          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Churchill Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 205   Distance:4.51          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

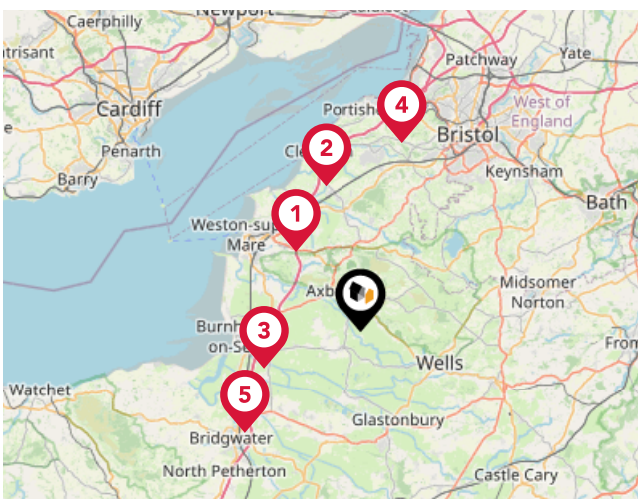
# Area Transport (National)

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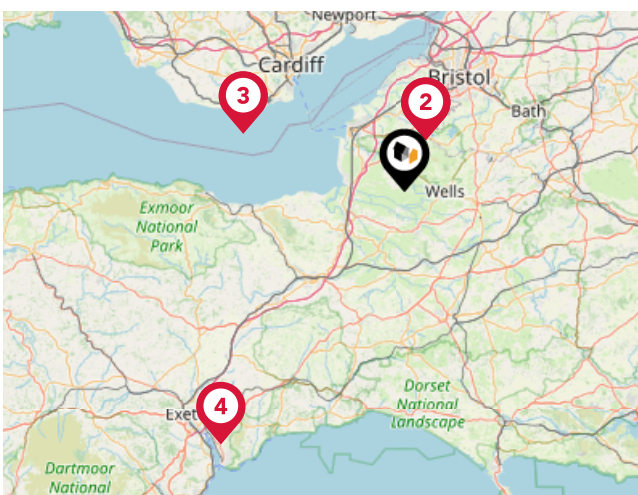
## National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Yatton Rail Station        | 8.21 miles |
| 2   | Worle Rail Station         | 7.9 miles  |
| 3   | Weston Milton Rail Station | 8.52 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J21 | 7.58 miles  |
| 2   | M5 J20 | 11.08 miles |
| 3   | M5 J22 | 7.66 miles  |
| 4   | M5 J19 | 14.28 miles |
| 5   | M5 J23 | 11.4 miles  |

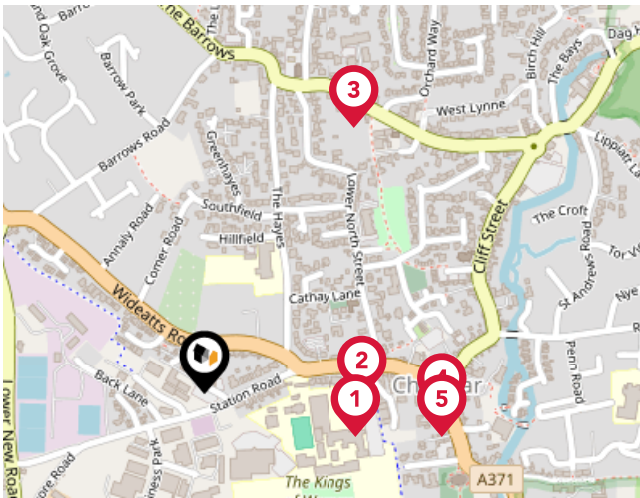


## Airports/Helipads

| Pin | Name            | Distance    |
|-----|-----------------|-------------|
| 1   | Bristol Airport | 8.28 miles  |
| 2   | Felton          | 8.28 miles  |
| 3   | Cardiff Airport | 25.48 miles |
| 4   | Exeter Airport  | 46.69 miles |

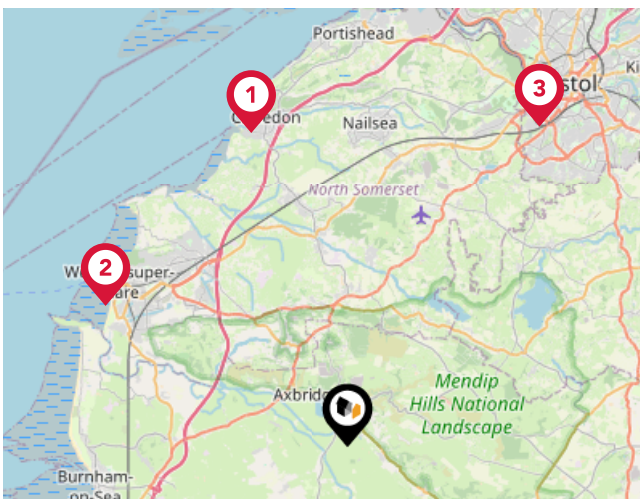
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Kings of Wessex School | 0.18 miles |
| 2   | The Kings of Wessex    | 0.18 miles |
| 3   | Greenhill House        | 0.35 miles |
| 4   | Union Street           | 0.28 miles |
| 5   | Church Street          | 0.28 miles |



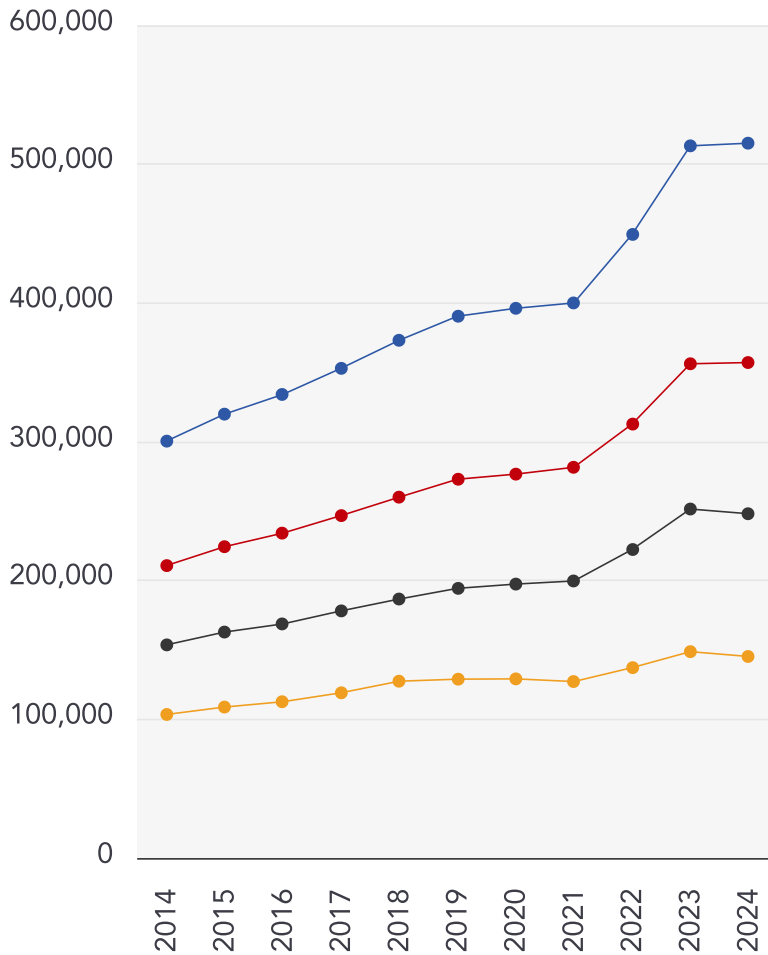
### Ferry Terminals

| Pin | Name                                     | Distance    |
|-----|--|-------------|
| 1   | Clevedon Pier                            | 12.16 miles |
| 2   | Weston-super-Mare<br>Knightstone Harbour | 10.32 miles |
| 3   | Nova Scotia Ferry Landing                | 13.84 miles |

# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS27



Detached

**+71.47%**

Semi-Detached

**+69.44%**

Terraced

**+61.53%**

Flat

**+40.39%**

COOPER  
AND  
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### Cooper and Tanner

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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



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

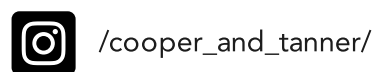


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

## 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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