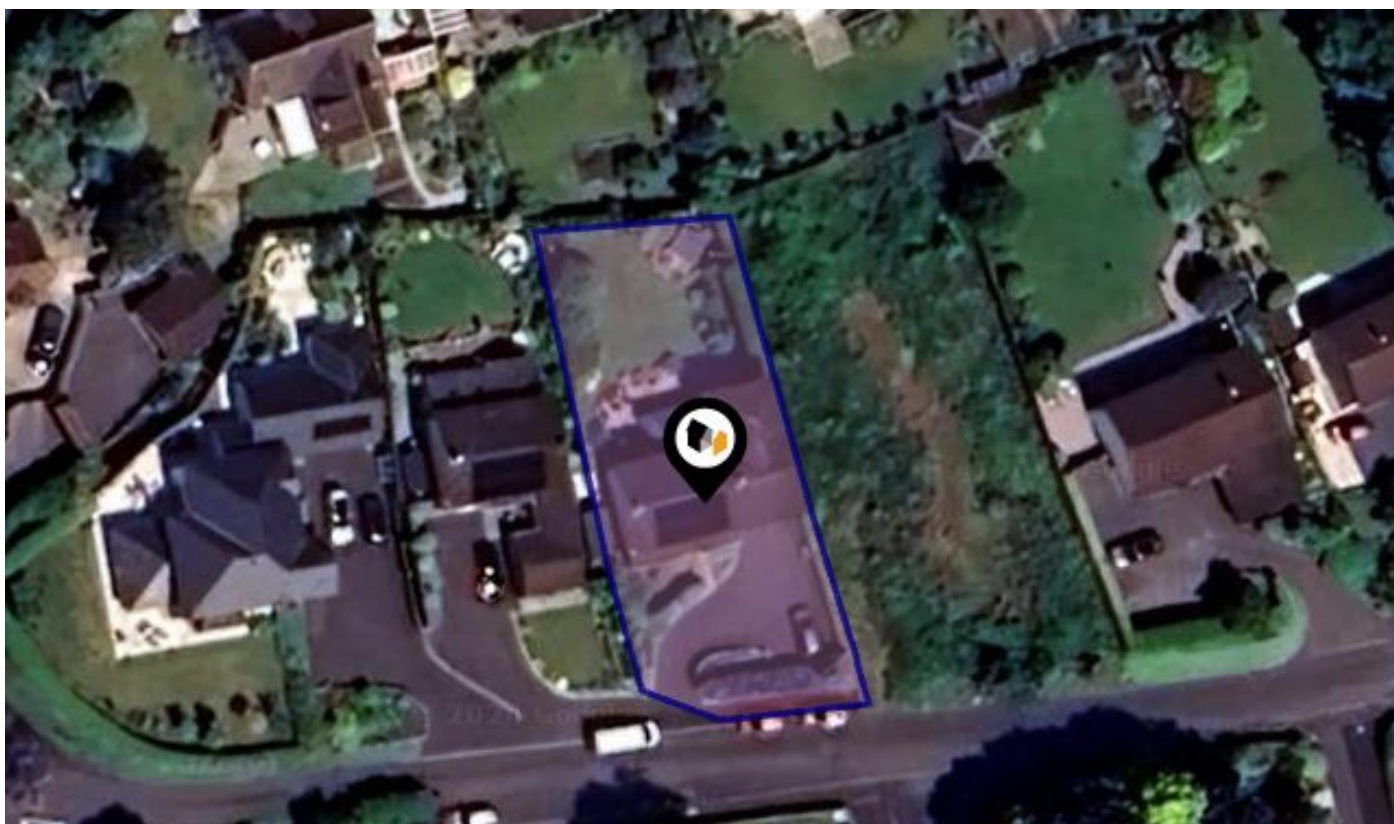




MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd December 2024



DANDOS LANE, 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:	2,325 ft ² / 216 m ²		
Plot Area:	0.19 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,275		
Title Number:	ST229219		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	17	49	-
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Building Safety

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

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

We have been made aware this property does 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)

None across the property

Construction Type

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)

Listed Building Information (if applicable)

Management Fees or similar

Electricity

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

Gas

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

Heating

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

Water

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

Drainage

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

Planning History This Address

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Planning records for: *Dandos Lane, Wedmore, BS28*

Reference - 50/16/00066	
Decision:	Granted Permission
Date:	30th September 2016
Description:	Application for Non-material minor amendment to Planning Permission 50/16/37 to reduce the size of the patio doors and increase the size of the windows on the North West elevation and slate to be used on the roof.

Reference - 50/16/00037	
Decision:	Granted Permission
Date:	10th June 2016
Description:	Erection of extension to North West elevation

Planning records for: *Orchard Corner, Dandos Lane, Wedmore, BS28 4DB*

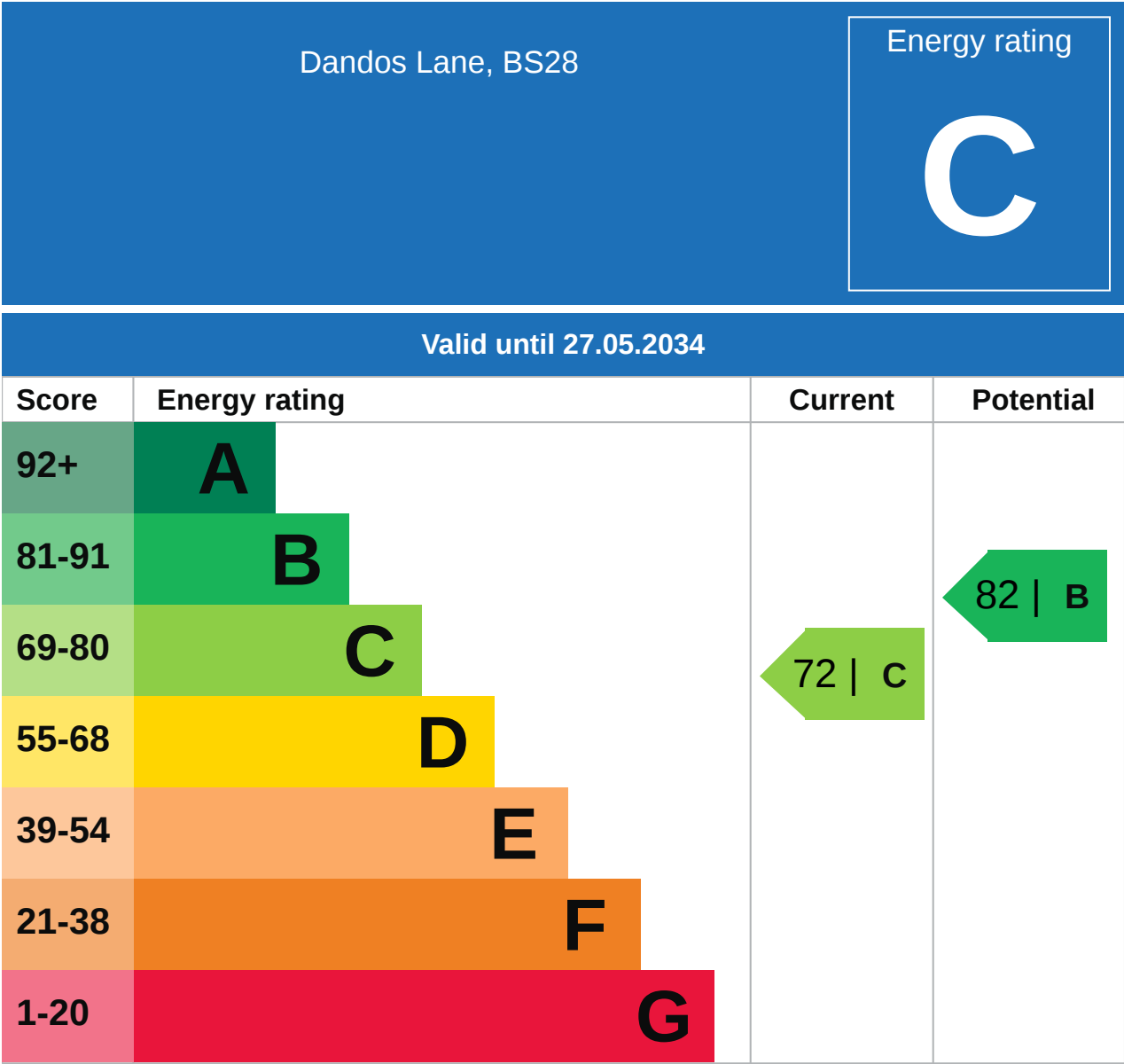
Reference - 50/14/00026	
Decision:	Withdrawn (after registration)
Date:	11th March 2014
Description:	Erection of replacement dwelling on site of existing (to be demolished)

Planning records for: *The Sycamores, Dandos Lane, Wedmore, BS28 4DB*

Reference - 50/08/00108	
Decision:	Granted Permission
Date:	26th September 2008
Description:	20% Crown reduction including crown lifting where necessary especially to clear garage and house roofs by approximately 3 metres to 2No Ash trees (T1, T5) and 4No Sycamore Trees (T2, T3, T4, and T6)

Planning records for: *Westover House, Dandos Lane, Wedmore, BS28 4DB*

Reference - 50/12/00027	
Decision:	Withdrawn (after registration)
Date:	20th April 2012
Description:	Erection of two storey dwelling on site of existing studio/annexe (to be demolished)



Property

EPC - Additional Data

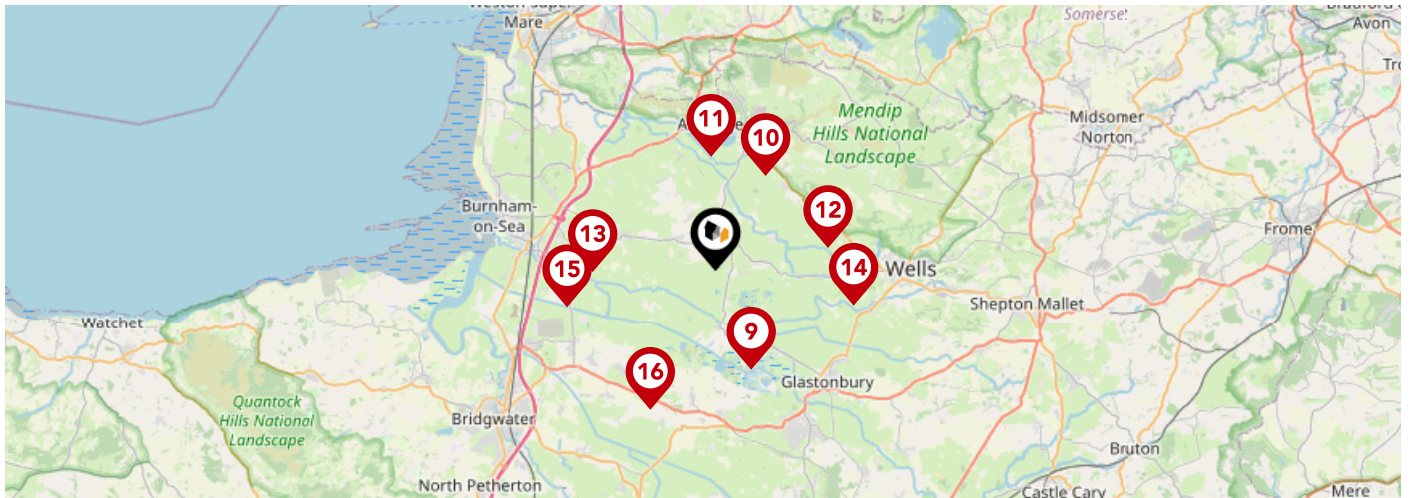
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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 59% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	216 m ²



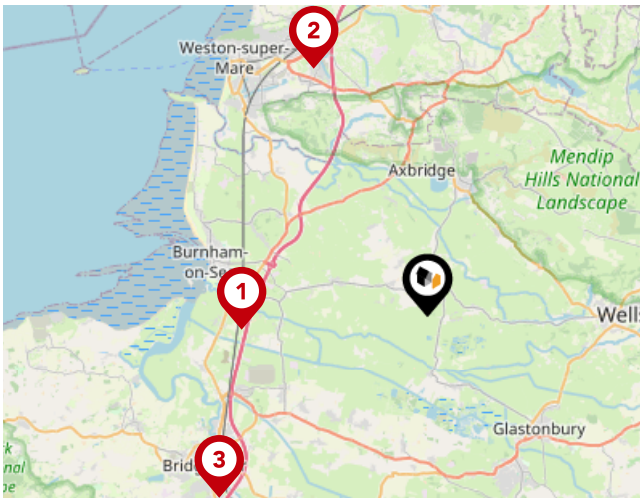
		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Lawrence's CoFE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

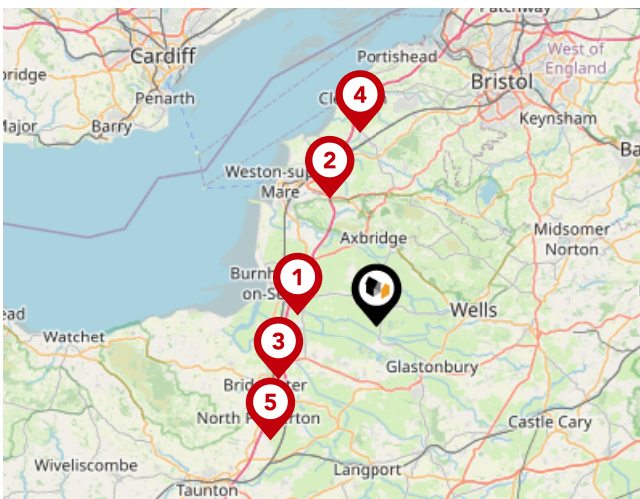
Area Transport (National)

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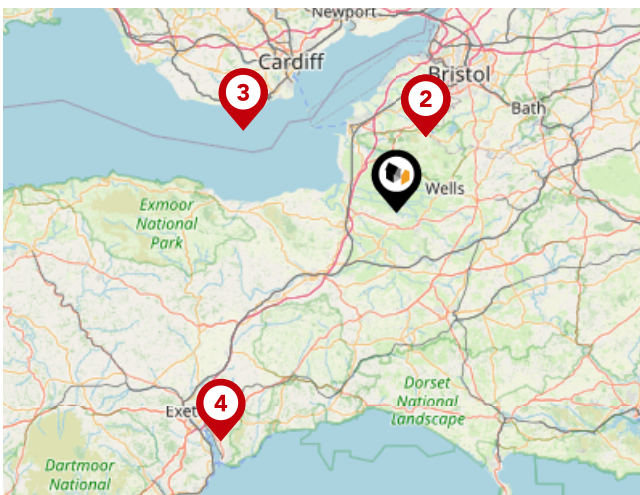
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.93 miles
2	Worle Rail Station	10.13 miles
3	Bridgwater Rail Station	10.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.93 miles
2	M5 J21	10.05 miles
3	M5 J23	8.31 miles
4	M5 J20	14.39 miles
5	M5 J24	11.55 miles

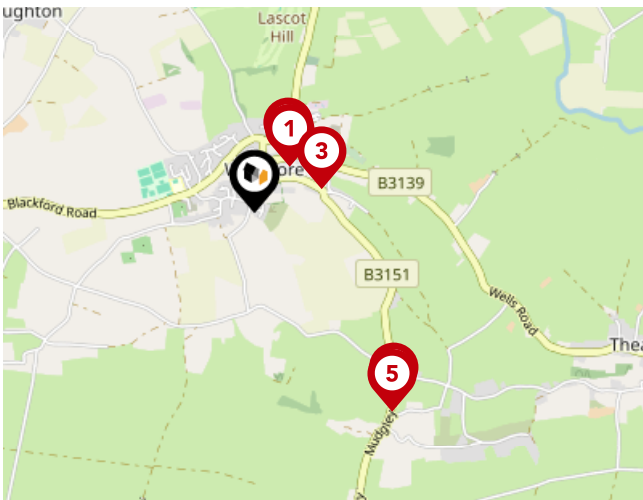
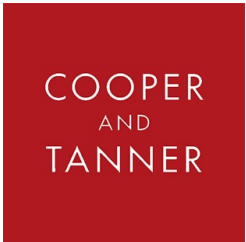


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.04 miles
2	Felton	12.04 miles
3	Cardiff Airport	25.74 miles
4	Exeter Airport	43.1 miles

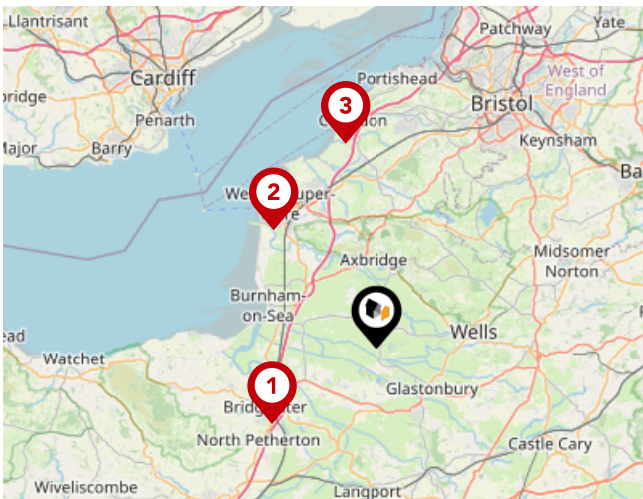
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Borough Yard	0.27 miles
2	The Swan Inn	0.29 miles
3	Combe Batch Rise	0.33 miles
4	Mudgely Cross	1.1 miles
5	Mudgely Cross	1.12 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.62 miles
2	Weston-super-Mare Knightstone Harbour	11.6 miles
3	Clevedon Pier	15.33 miles

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