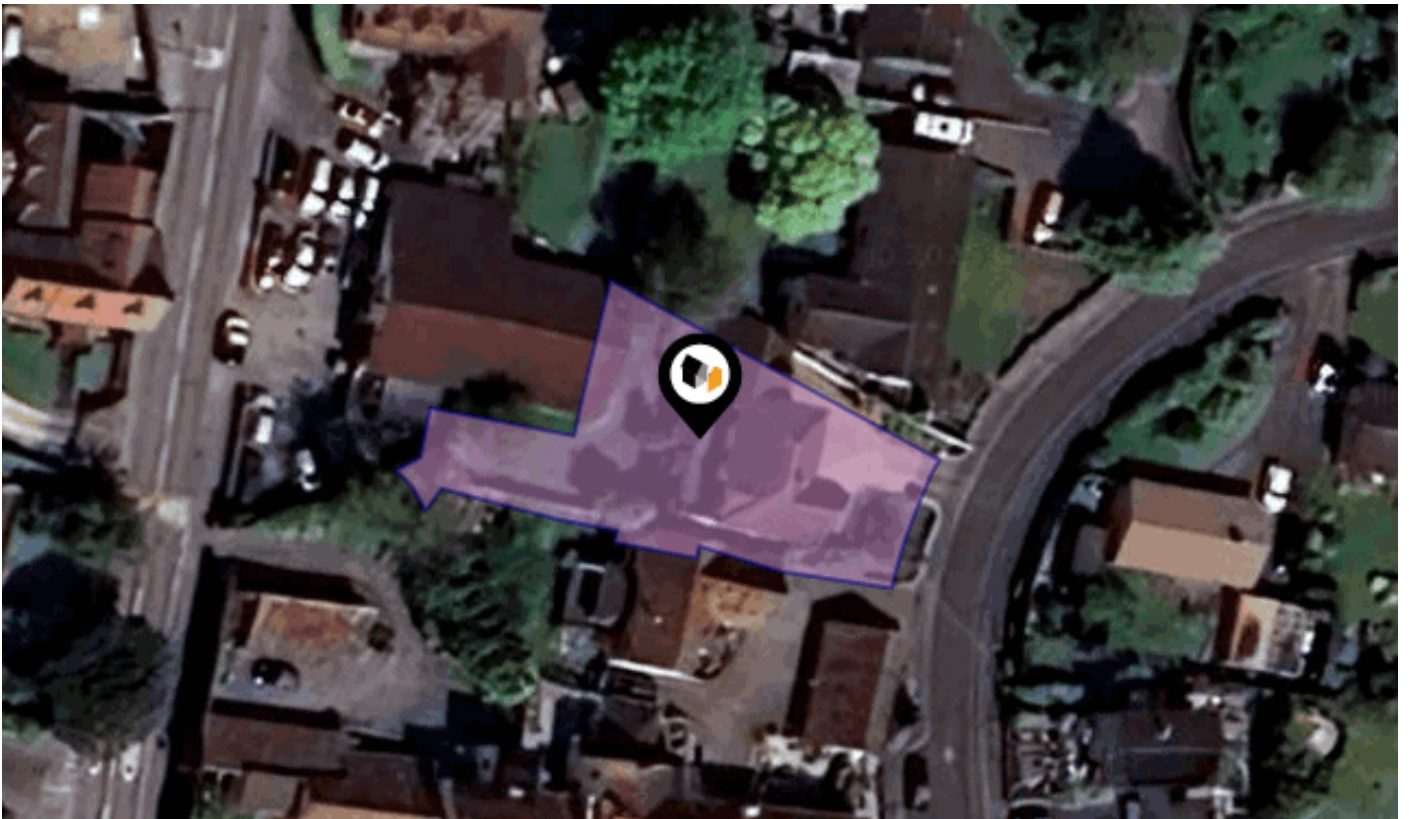




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



3, FAIR HILL, SHIPHAM, WINSCOMBE, BS25 1TH

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Last Sold Date:	07/06/2006
Floor Area:	2,055 ft ² / 191 m ²	Last Sold Price:	£485,000
Plot Area:	0.15 acres	Last Sold £/ft²:	£235
Year Built :	2003-2006	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,275		
Title Number:	ST247527		
UPRN:	10009326757		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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3 Fair Hill, Shipham, WINSCOMBE, BS25 1TH

Energy rating

C

Valid until 20.04.2032

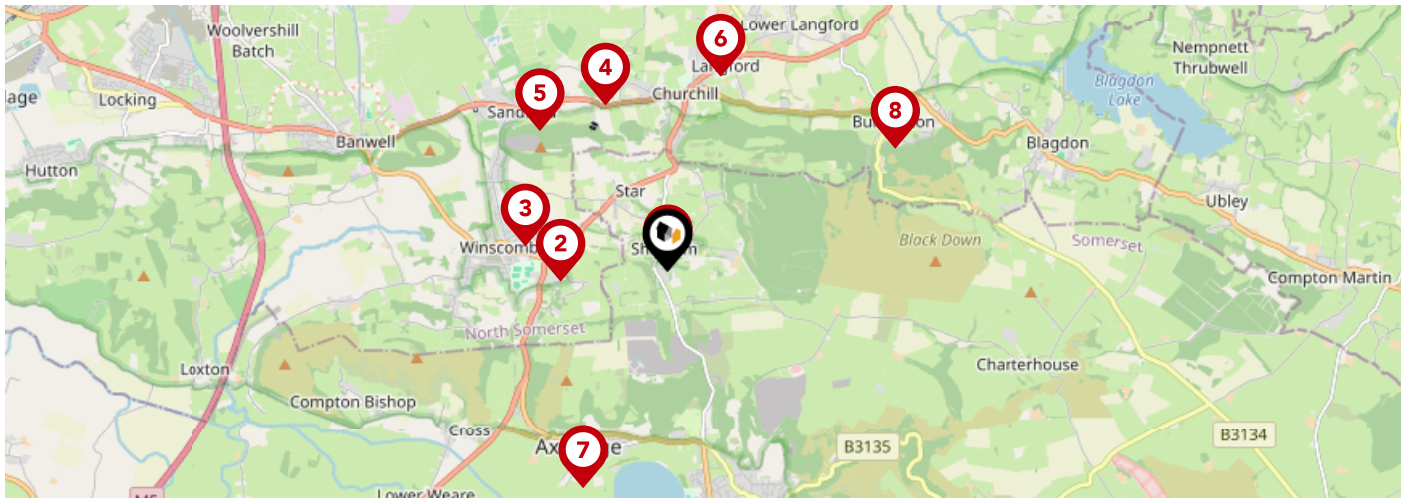
Certificate number
2598-6980-6392-1173-6191

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

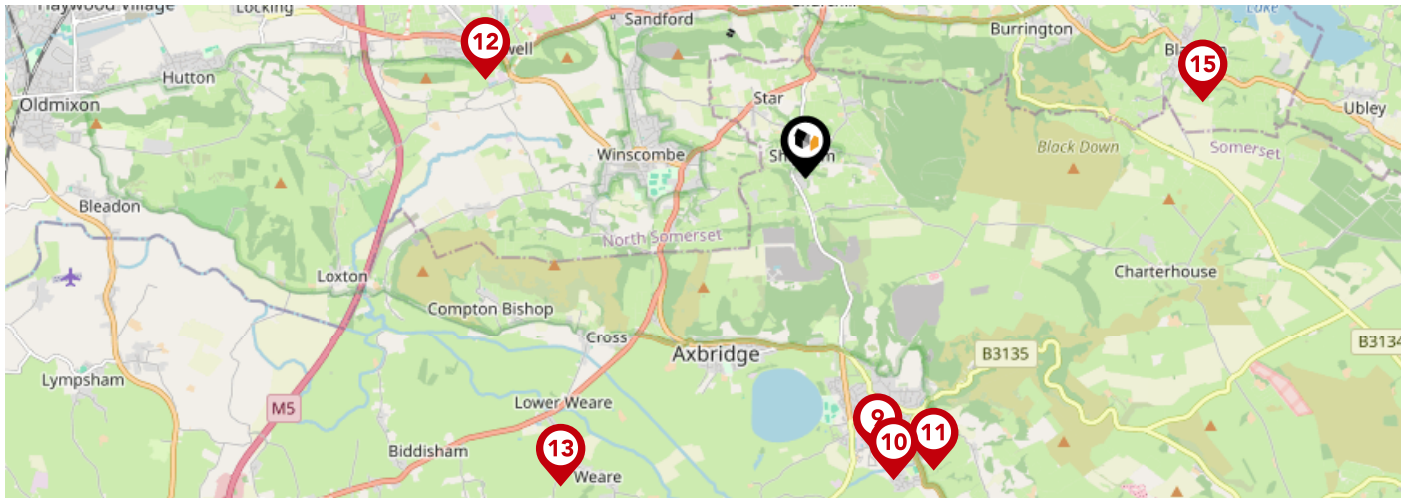
Property EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	191 m ²



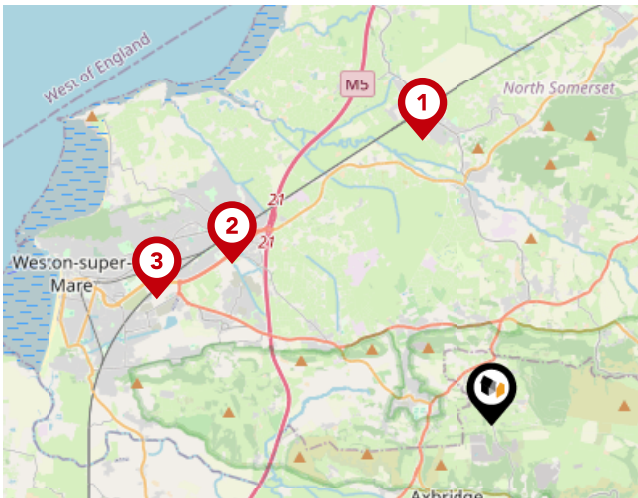
	Nursery	Primary	Secondary	College	Private
<p>1 Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:0.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:1.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:2.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:2.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:3.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Wrington Church of England Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:3.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:3.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

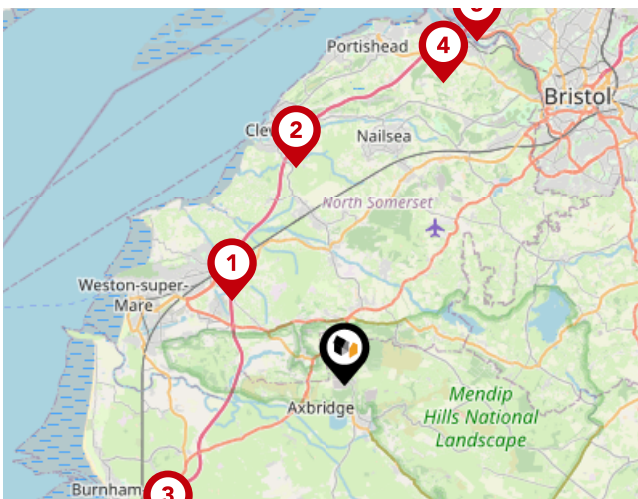
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	5.43 miles
2	Worle Rail Station	5.67 miles
3	Weston Milton Rail Station	6.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	5.2 miles
2	M5 J20	8.29 miles
3	M5 J22	8.47 miles
4	M5 J19	11.84 miles
5	M5 J18	13.71 miles



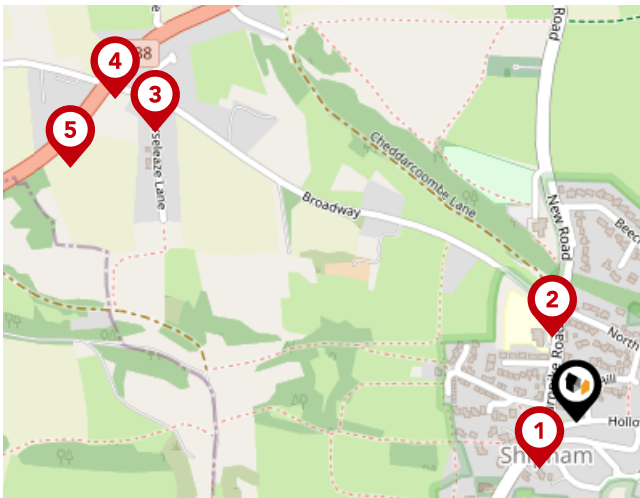
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	6.23 miles
2	Felton	6.23 miles
3	Cardiff Airport	24.07 miles
4	Staverton	48.36 miles

Area

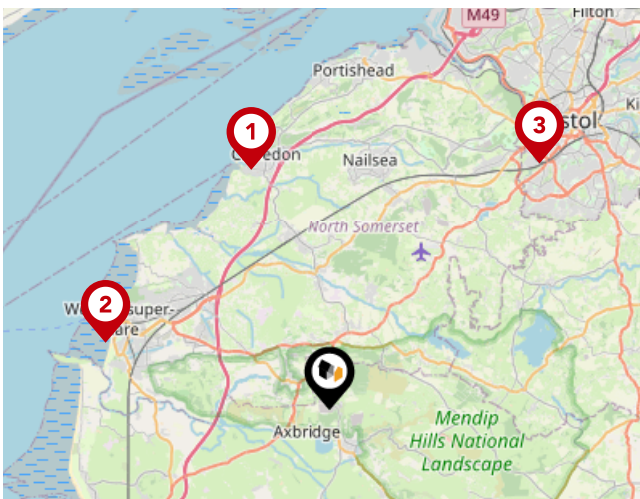
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	The Miners Arms	0.07 miles
2	Turnpike Cottage	0.1 miles
3	Horseleaze Lane	0.59 miles
4	Boadway Junction	0.65 miles
5	Bus Shelter	0.66 miles



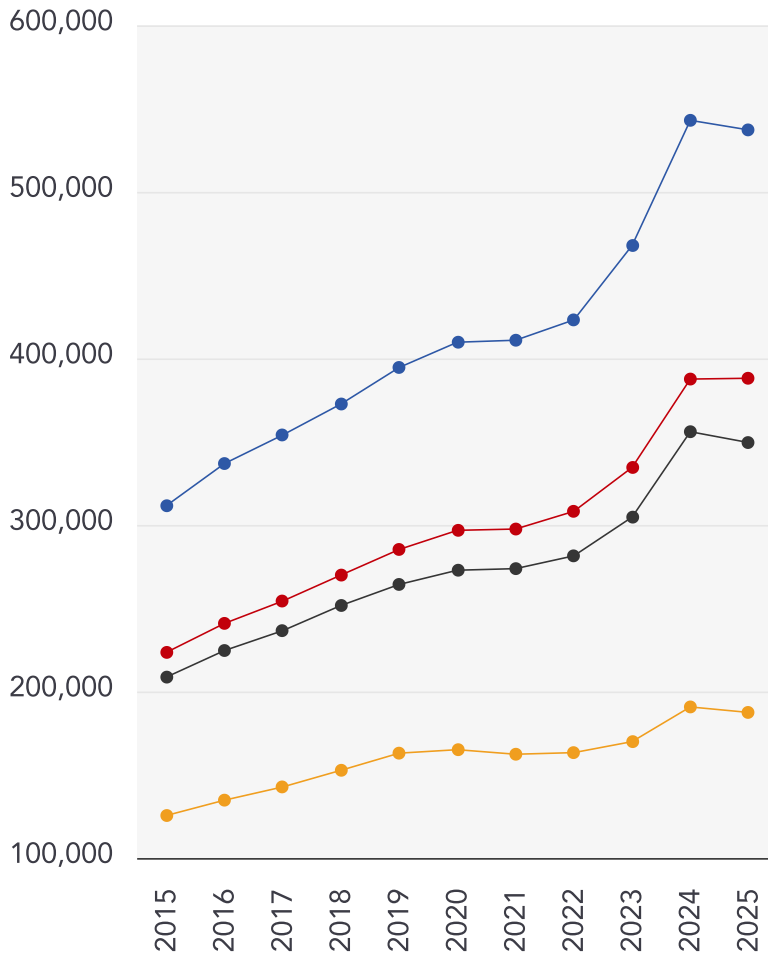
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	9.38 miles
2	Weston-super-Mare Knightstone Harbour	8.63 miles
3	Nova Scotia Ferry Landing	12.02 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS25



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%

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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.



/cooperandtanner



/cooper_and_tanner/

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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