

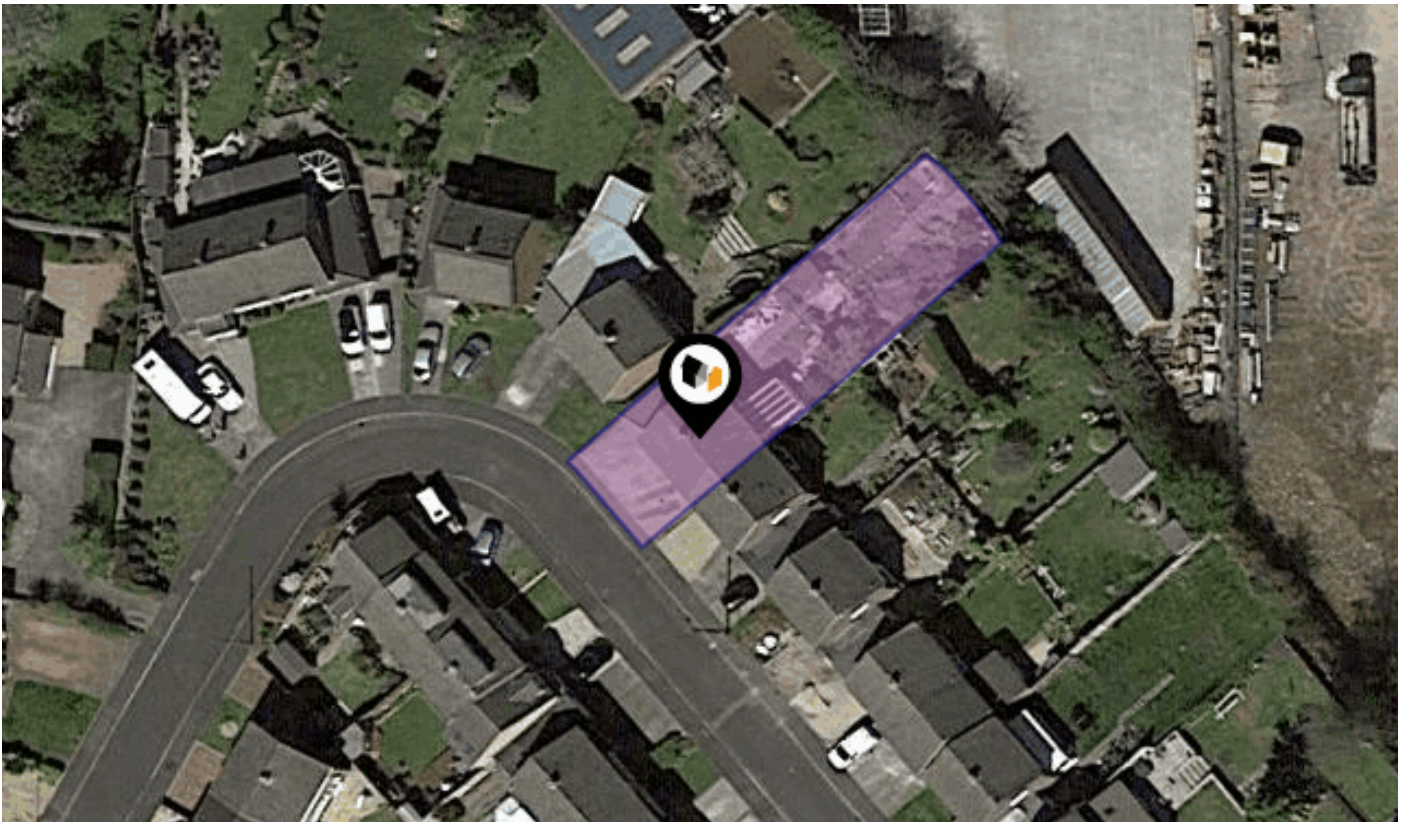


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 25th October 2024



WHITSTONE RISE, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

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cooperandtanner.co.uk





Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,162 ft ² / 108 m ² | | |
| Plot Area: | 0.1 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,015 | | |
| Title Number: | ST6944 | | |

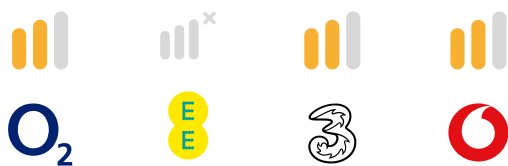
Local Area

| | |
|---------------------------|----------|
| Local Authority: | Somerset |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 15 mb/s | 42 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *20 Whitstone Rise, Shepton Mallet, Somerset BA4 5QB*

| Reference - 2013/2055 |
|--|
| Decision: Approval with Conditions |
| Date: 30th September 2013 |
| Description: Single Storey Side and Rear Extension, Partial Garage Conversion, and driveway extension. |

Planning records for: *36 Whitstone Rise, Shepton Mallet, Somerset, BA4 5QB*

| Reference - 112889/000 |
|--|
| Decision: Permission Not Required |
| Date: 22nd January 2004 |
| Description: Conversion of outbuilding to living accommodation (CAT A) |

Planning records for: *4 Whitstone Rise Shepton Mallet Somerset BA4 5QB*

| Reference - 2015/1096/HSE |
|---|
| Decision: Approval with Conditions |
| Date: 14th May 2015 |
| Description: Convert garage to habitable use and provision of 2 off-street parking spaces; the construction of front and rear extensions incorporating a double pitched roof over old garage. |

Planning records for: *62 Whitstone Rise Shepton Mallet Somerset BA4 5QB*

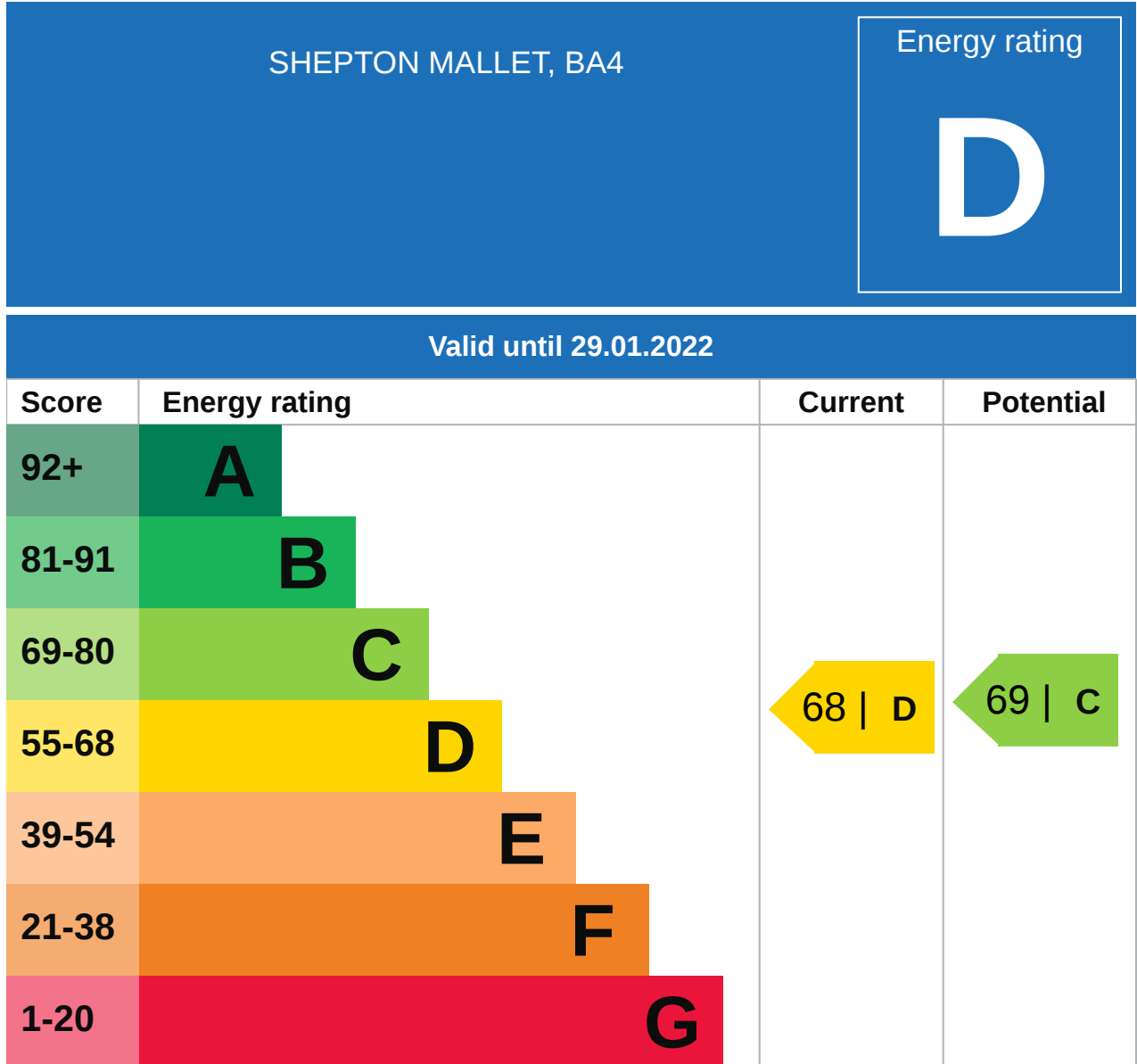
| Reference - 2024/1435/HSE |
|--|
| Decision: Awaiting decision |
| Date: 13th August 2024 |
| Description: Single storey front, side and rear extension. |

Planning records for: *74 Whitstone Rise Shepton Mallet Somerset BA4 5QB*

| | |
|----------------------------------|---|
| Reference - 2014/0297/HSE | |
| Decision: | Approval with Conditions |
| Date: | 04th February 2014 |
| Description: | Proposed first floor extension above existing garage. |

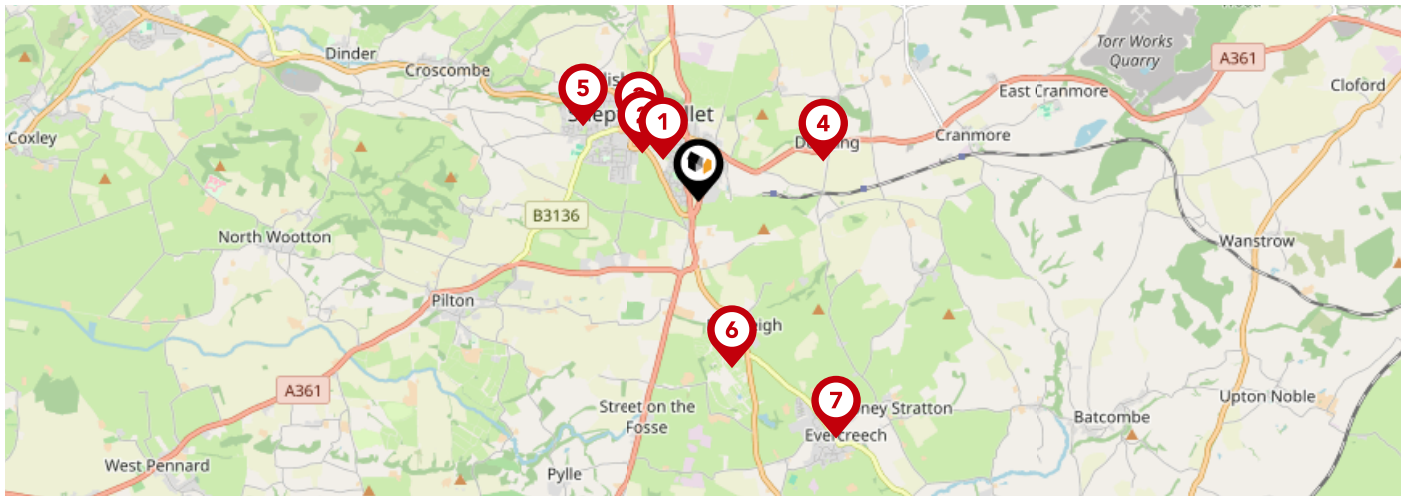
Property EPC - Certificate

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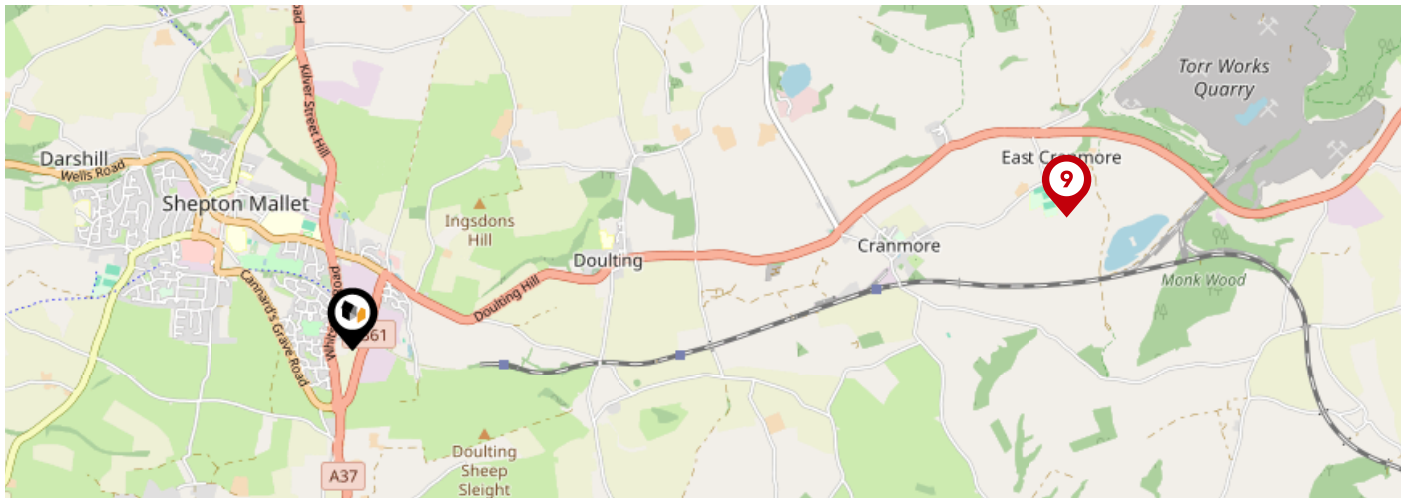


Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, insulated at rafters |
| Roof Energy: | Poor |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 82% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 108 m ² |



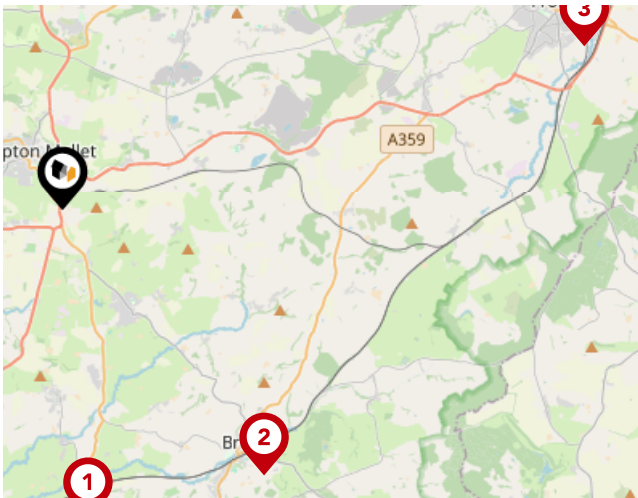
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Mendip School Ofsted Rating: Good Pupils: 164 Distance:1.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:2.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.38</p> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.03</p> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:4.33</p> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:4.8</p> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:5.14</p> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:5.17</p> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:5.18</p> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:5.37</p> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

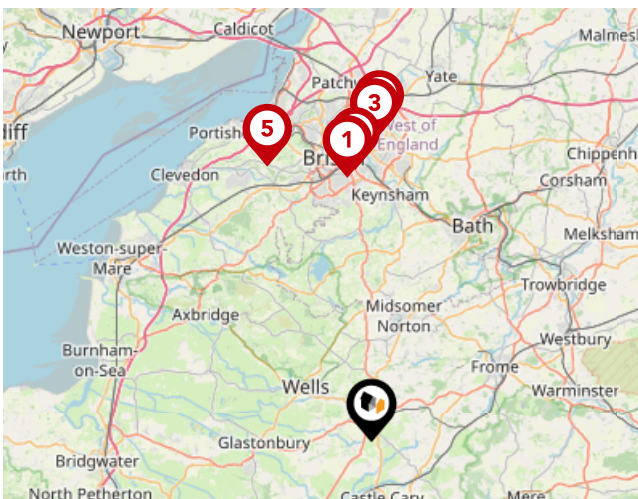
Area Transport (National)

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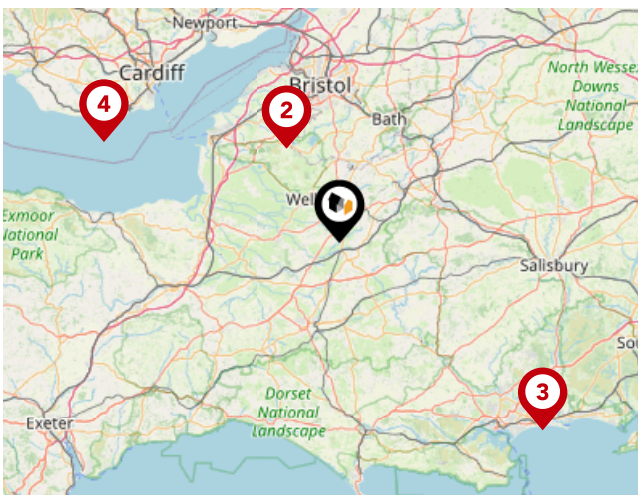
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|-------------|
| 1 | Castle Cary Rail Station | 5.78 miles |
| 2 | Bruton Rail Station | 6.2 miles |
| 3 | Frome Rail Station | 10.16 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M32 J3 | 19.7 miles |
| 2 | M32 J2 | 20.21 miles |
| 3 | M32 J1 | 22.24 miles |
| 4 | M4 J19 | 22.87 miles |
| 5 | M5 J19 | 21.76 miles |

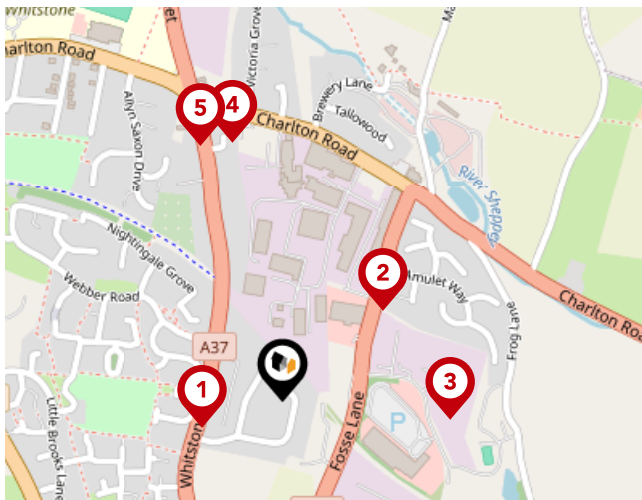


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol Airport | 16.03 miles |
| 2 | Felton | 16.03 miles |
| 3 | Bournemouth International Airport | 41.44 miles |
| 4 | Cardiff Airport | 37.89 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Somerville Close | 0.1 miles |
| 2 | Amulet Way | 0.16 miles |
| 3 | Tesco Superstore | 0.2 miles |
| 4 | Esso Station | 0.31 miles |
| 5 | Charlton Inn | 0.31 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Bathurst Basin Ferry Landing | 18.53 miles |
| 2 | The Ostrich | 18.53 miles |
| 3 | Wapping Wharf | 18.51 miles |

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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



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well,keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



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