

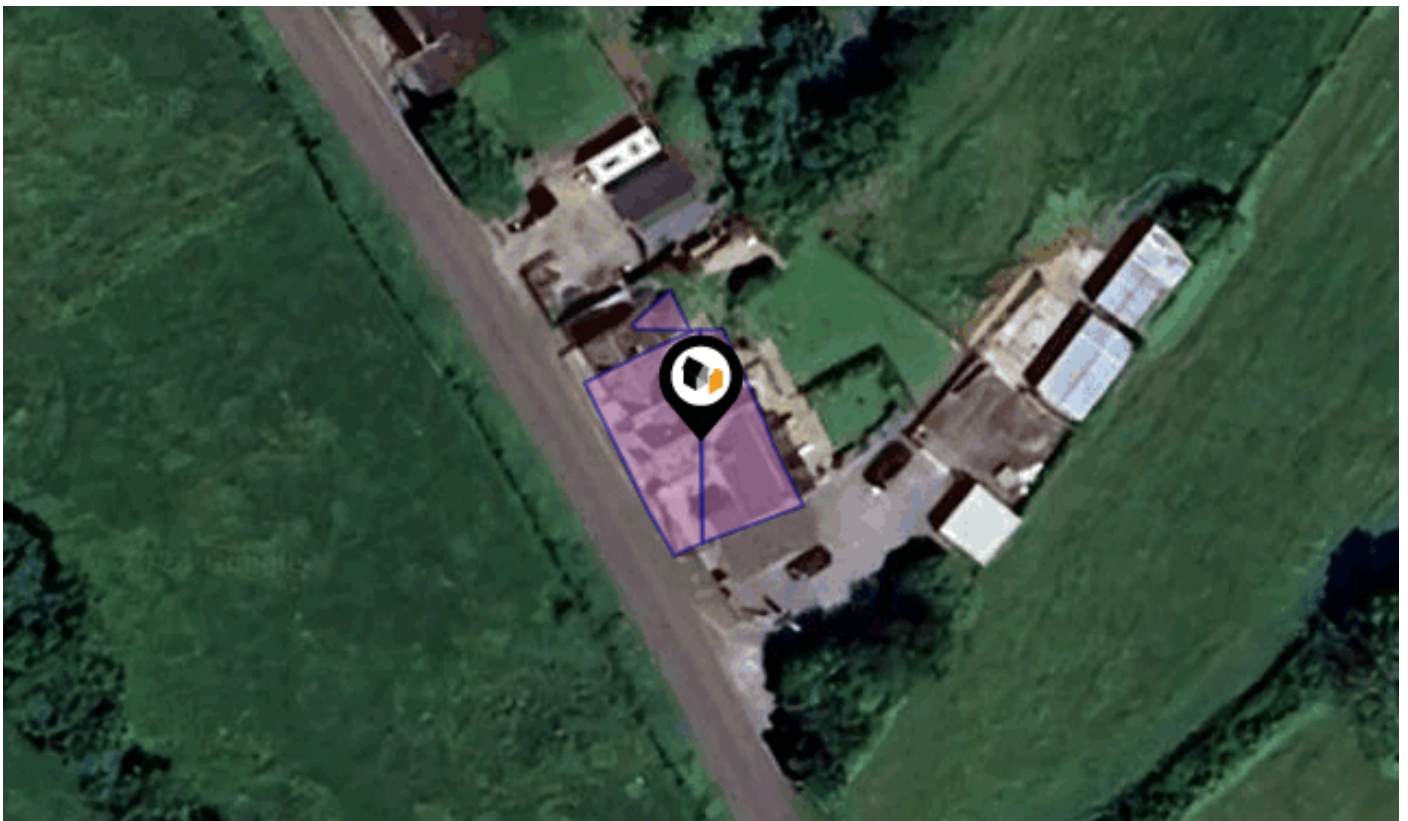


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Friday 30<sup>th</sup> August 2024**



**LATCHAM, WEDMORE, BS28**

## Cooper and Tanner

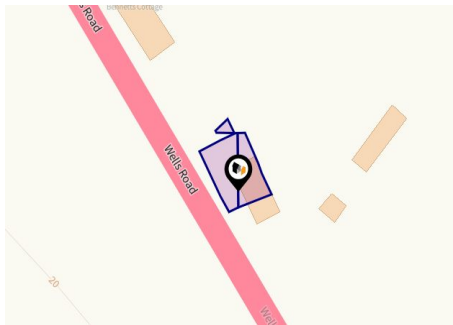
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,335 ft <sup>2</sup> / 217 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST97198		

## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	15	1000	
• Surface Water	Low	mb/s	mb/s	
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

## Building Safety

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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

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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 their ownership.

## Restrictive Covenants

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We have been made aware this property does not 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)

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None

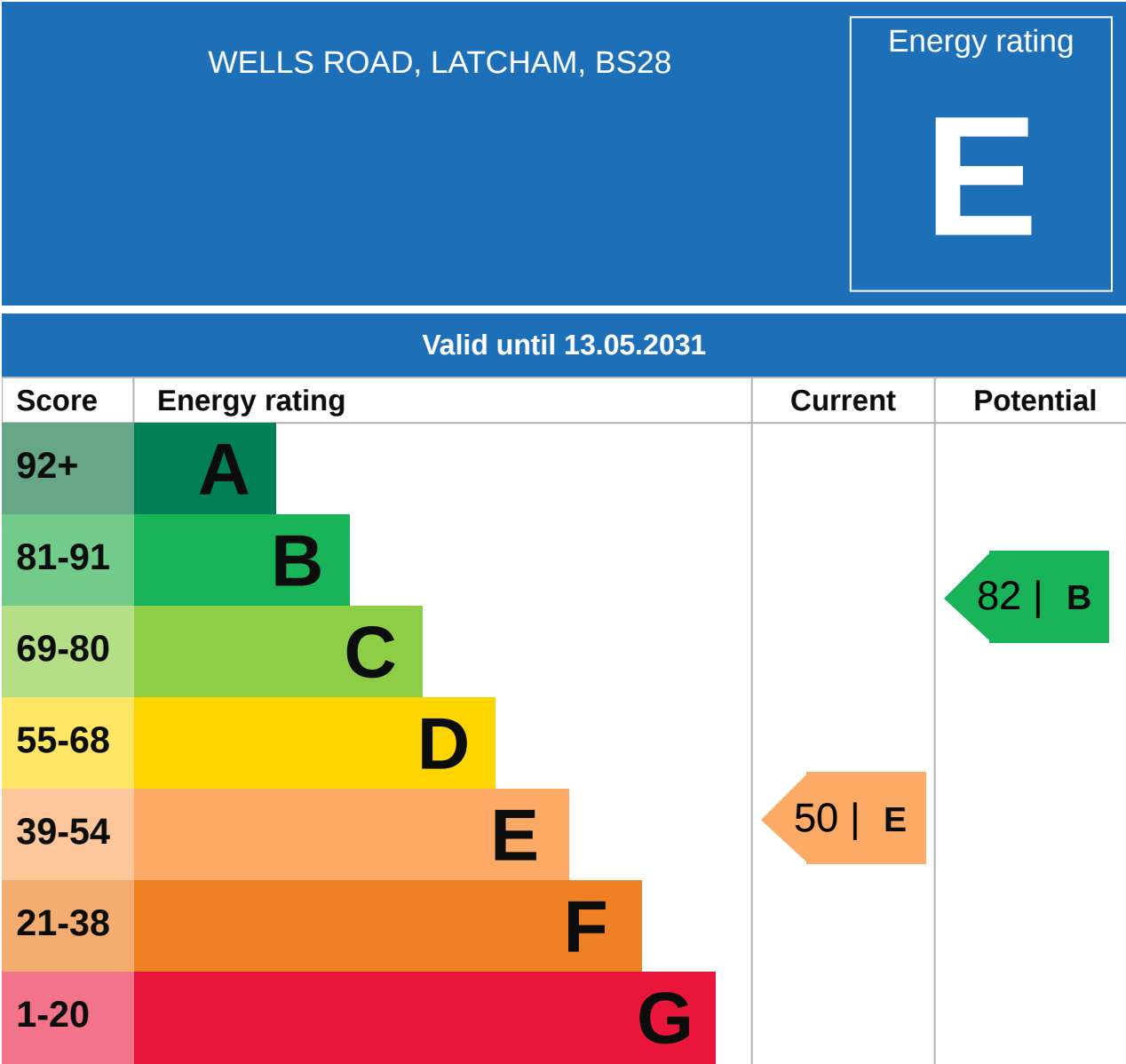
## Construction Type

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The vendor has made us aware that, to the best of their knowledge, there is nothing unusual about the construction of the property

Property  
**EPC - Certificate**

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# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Roof room(s), ceiling insulated
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 55% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	217 m <sup>2</sup>

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## Electricity Supply

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Mains

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## Gas Supply

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None

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## Central Heating

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Oil

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## Water Supply

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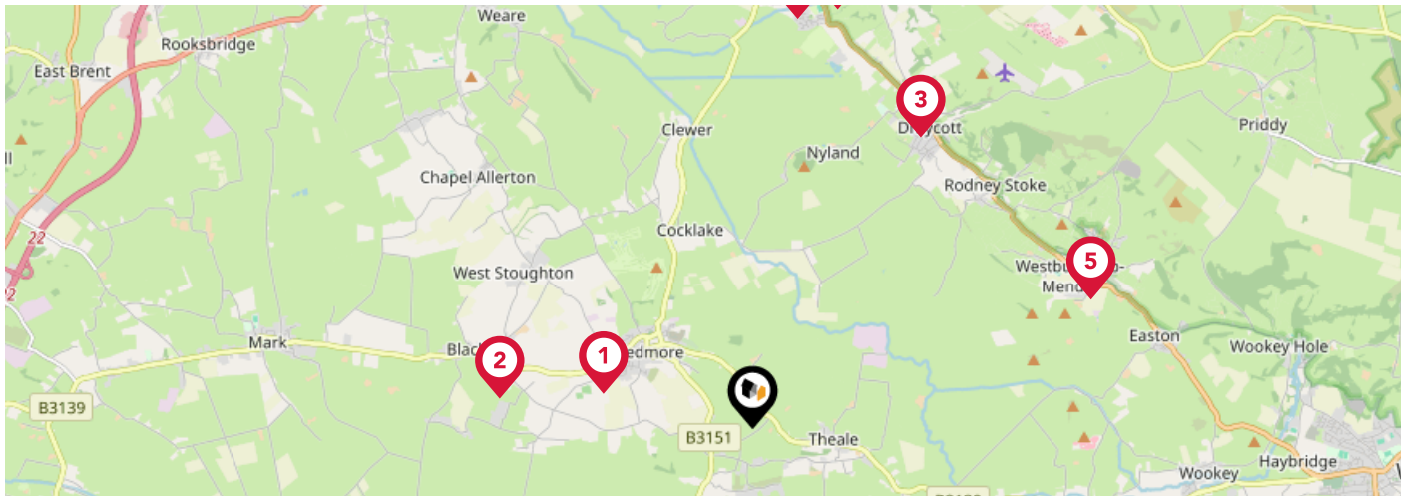
Mains

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## Drainage

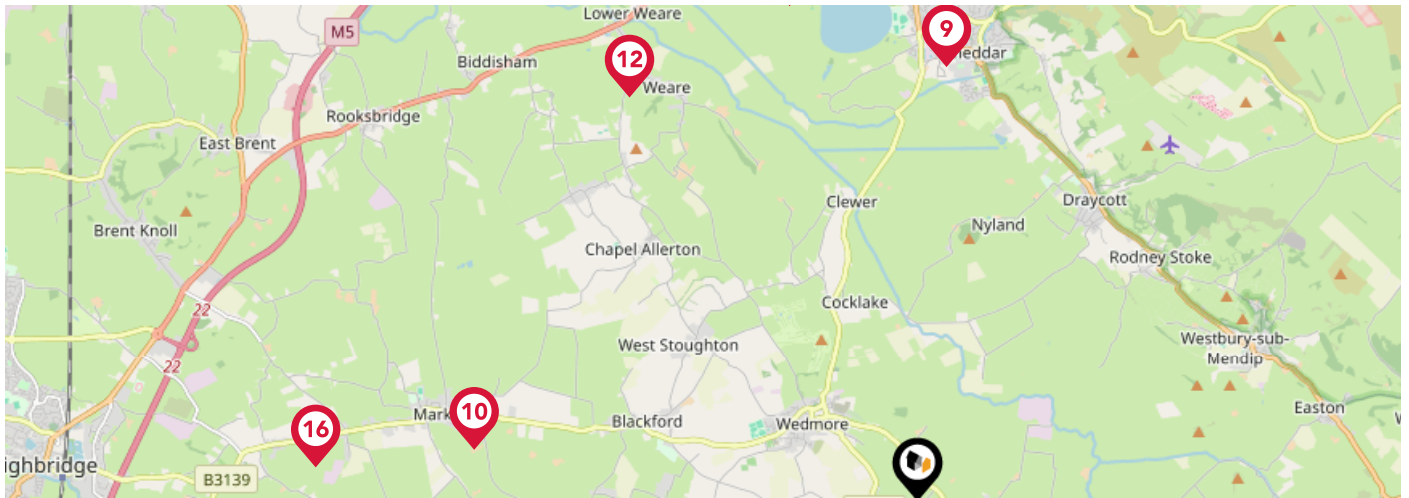
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Private drainage



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:3.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:3.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





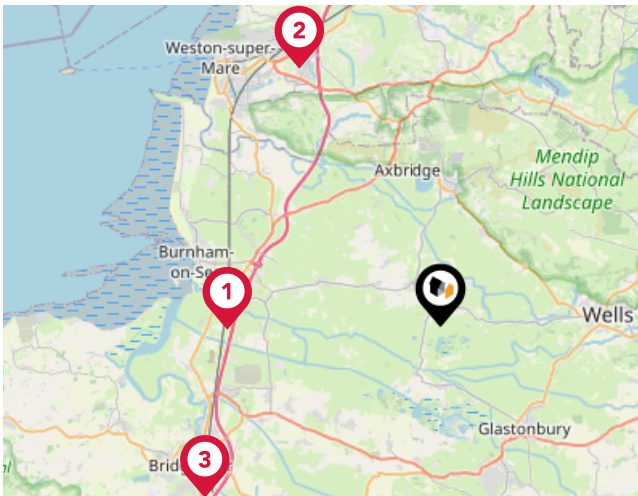
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Priddy Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:5.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:5.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:5.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area

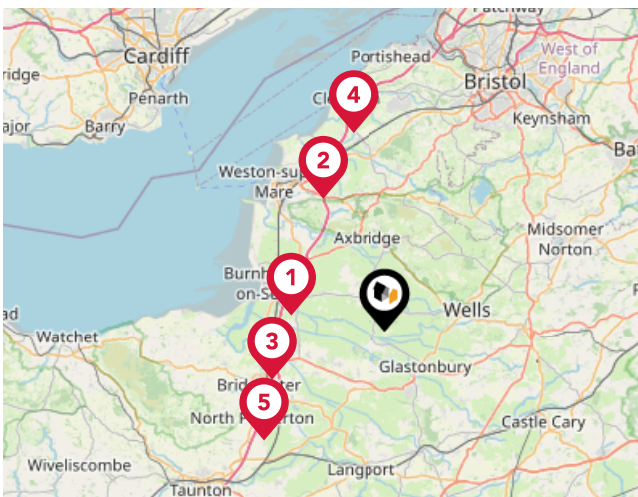
## Transport (National)

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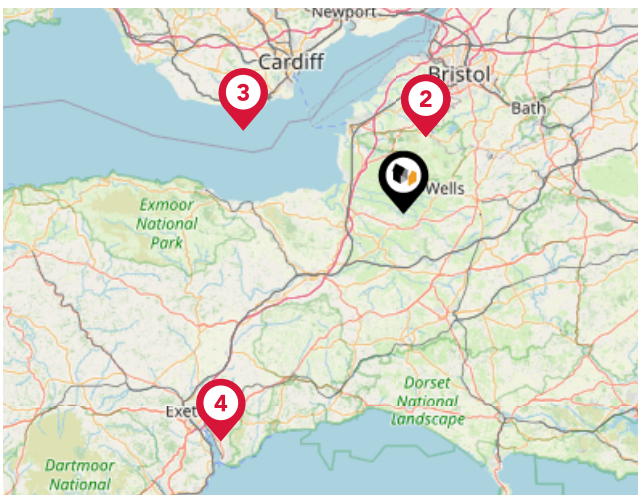
### National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.94 miles
2	Worle Rail Station	10.91 miles
3	Bridgwater Rail Station	10.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	7 miles
2	M5 J21	10.77 miles
3	M5 J23	9.07 miles
4	M5 J20	14.86 miles
5	M5 J24	12.02 miles

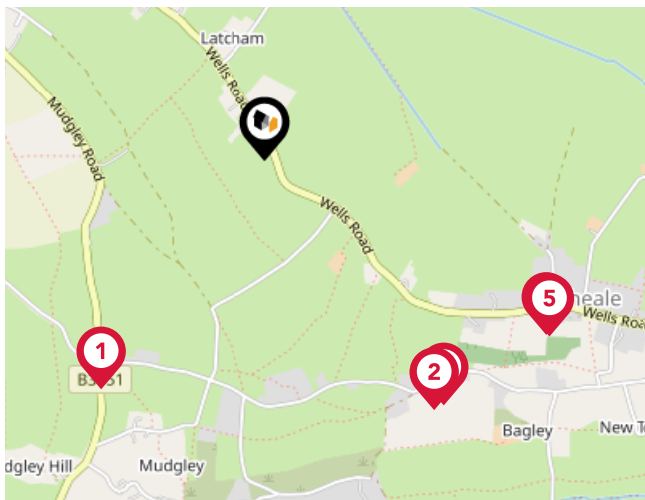


### Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.05 miles
2	Bristol International Airport	12.05 miles
3	Cardiff International Airport	26.81 miles
4	Exeter International Airport	43.46 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mudgely Cross	0.65 miles
2	Holly Cottage	0.7 miles
3	Snake Lane	0.71 miles
4	The Old Post Office	0.77 miles
5	The Old Post House	0.78 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.27 miles
2	Clevedon Pier	15.86 miles
3	Weston-super-Mare Knightstone Harbour	12.56 miles

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### Cooper and Tanner

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# Cooper and Tanner

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