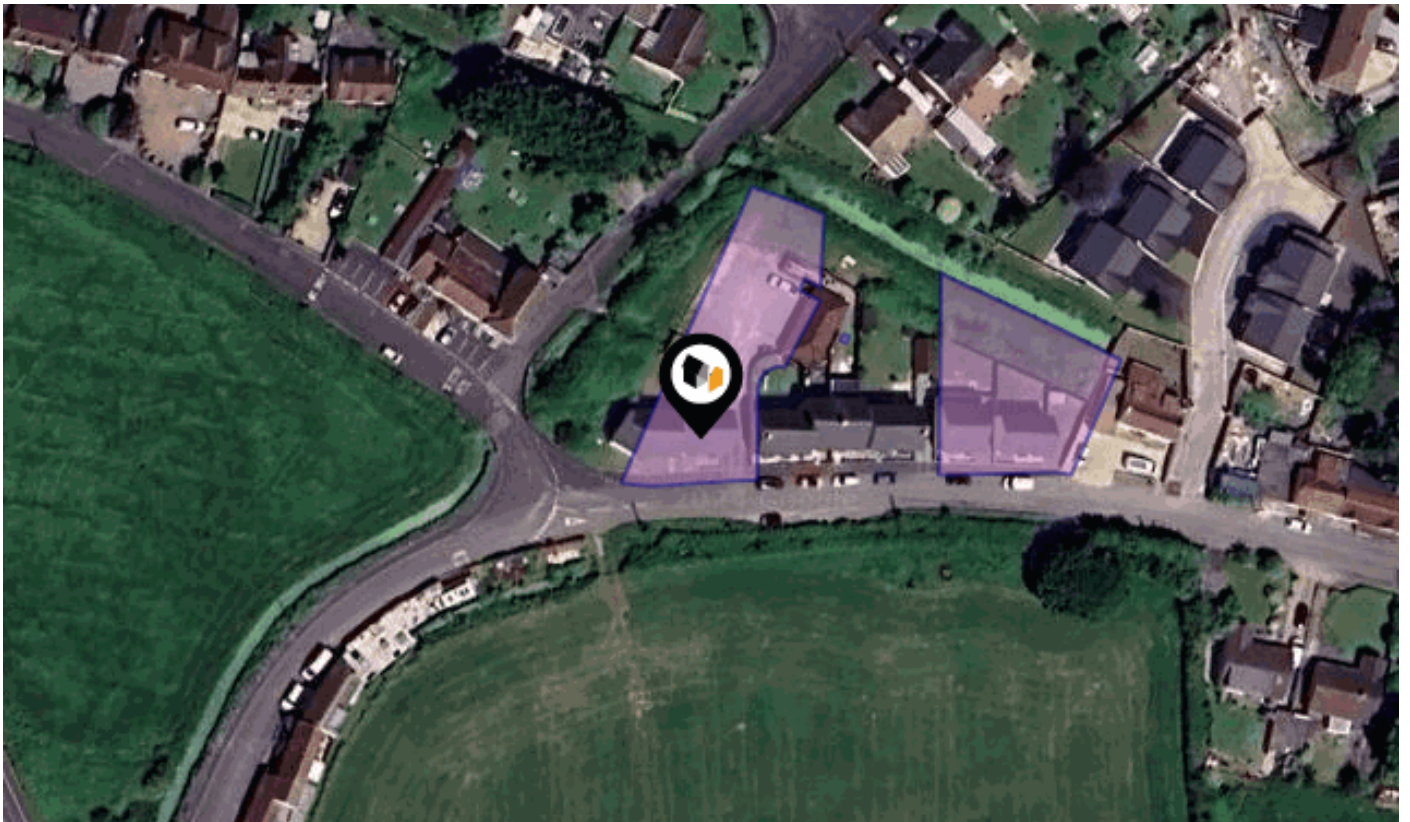




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th September 2024



OLD BRISTOL ROAD, EAST BRENT, HIGHBRIDGE, TA9

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,044 ft ² / 97 m ²		
Plot Area:	0.41 acres		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	ST262541		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Old Bristol Road, East Brent, TA9

Energy rating

B

Valid until 21.12.2028

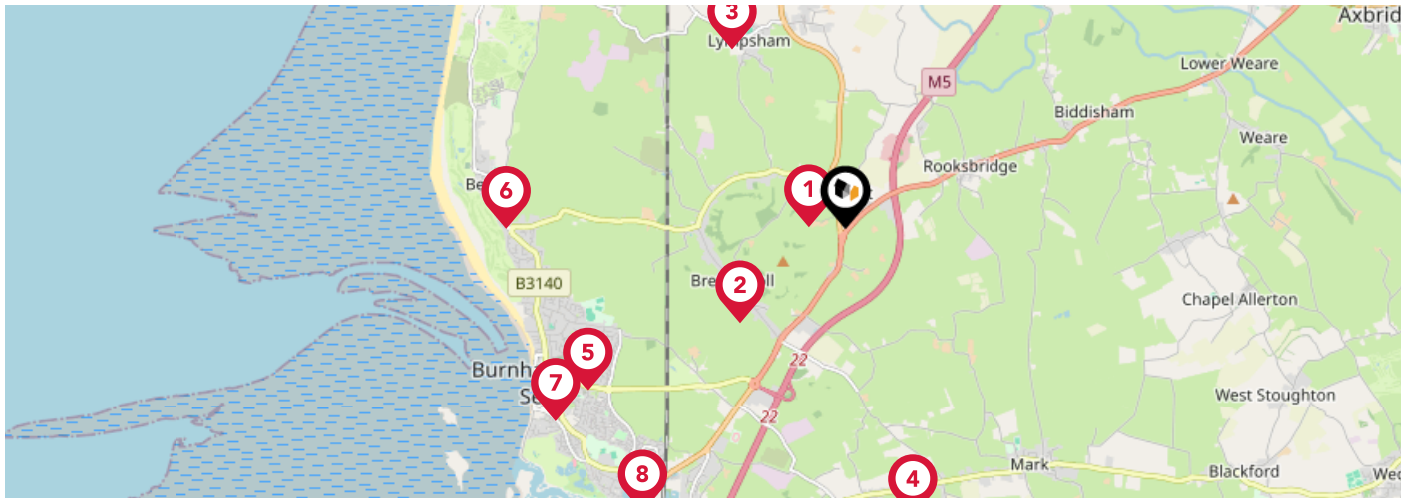
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

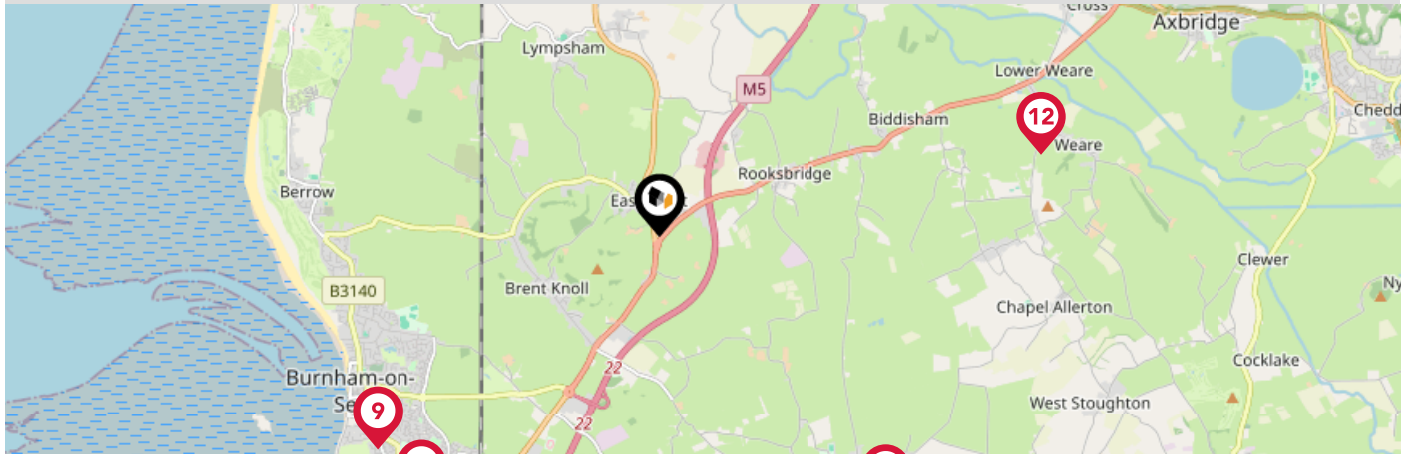
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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² K
Total Floor Area:	97 m ²



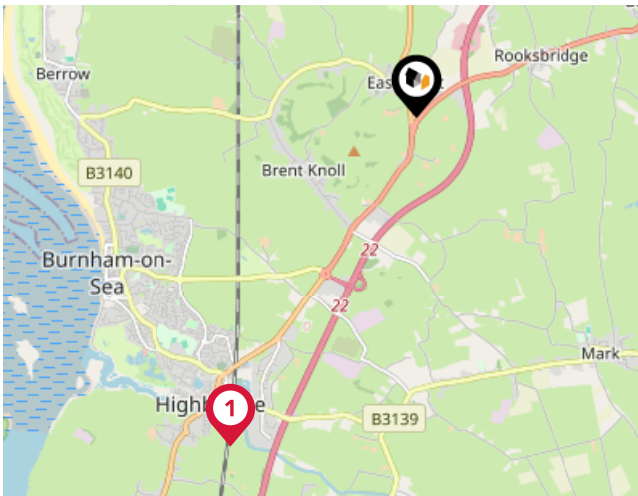
		Nursery	Primary	Secondary	College	Private
1	East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burnham-On-Sea Community Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Berrow Primary Church Academy Ofsted Rating: Not Rated Pupils: 151 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 332 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Churchfield Church School Ofsted Rating: Good Pupils: 445 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Joseph's Catholic Primary and Nursery School Ofsted Rating: Outstanding Pupils: 272 Distance:3.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The King Alfred School an Academy Ofsted Rating: Good Pupils: 1336 Distance:3.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Hutton Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:4.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 West Huntspill Primary Academy Ofsted Rating: Good Pupils: 101 Distance:4.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Oldmixon Primary School Ofsted Rating: Good Pupils: 248 Distance:4.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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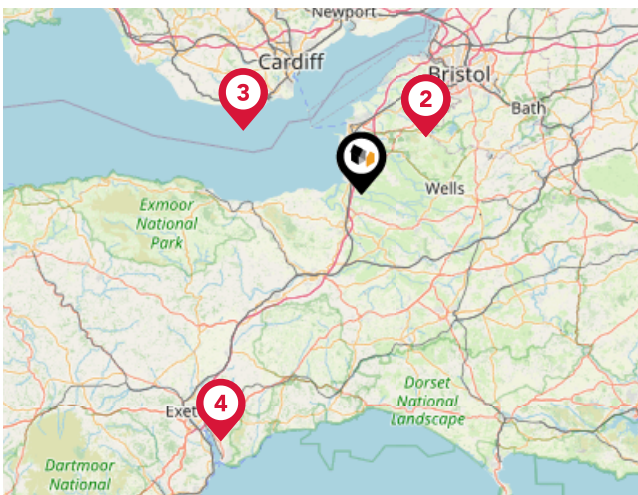
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	3.5 miles
2	Weston-super-Mare Rail Station	5.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	1.93 miles
2	M5 J21	7.02 miles
3	M5 J23	6.92 miles
4	M5 J24	11.4 miles
5	M5 J20	12.4 miles



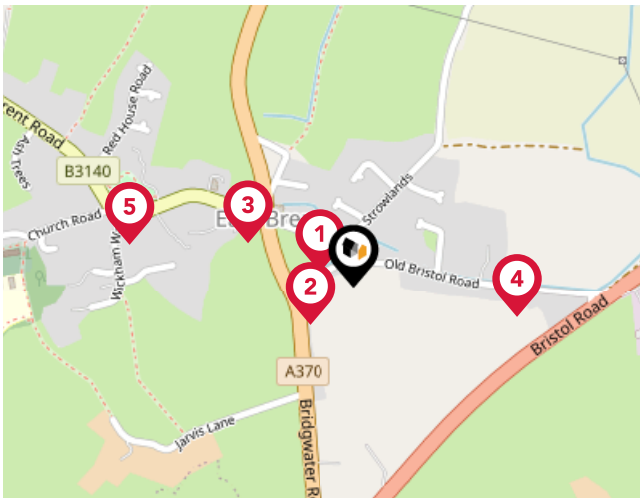
Airports/Helipads

Pin	Name	Distance
1	Felton	12.86 miles
2	Bristol Airport	12.86 miles
3	Cardiff Airport	19.92 miles
4	Exeter Airport	42.37 miles

Area

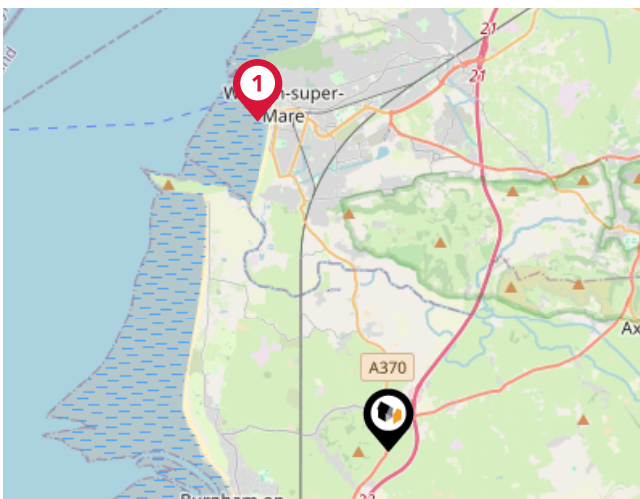
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Knoll Inn	0.04 miles
2	Post Office	0.07 miles
3	East Brent Village Hall	0.13 miles
4	Range View	0.19 miles
5	Church Road	0.26 miles



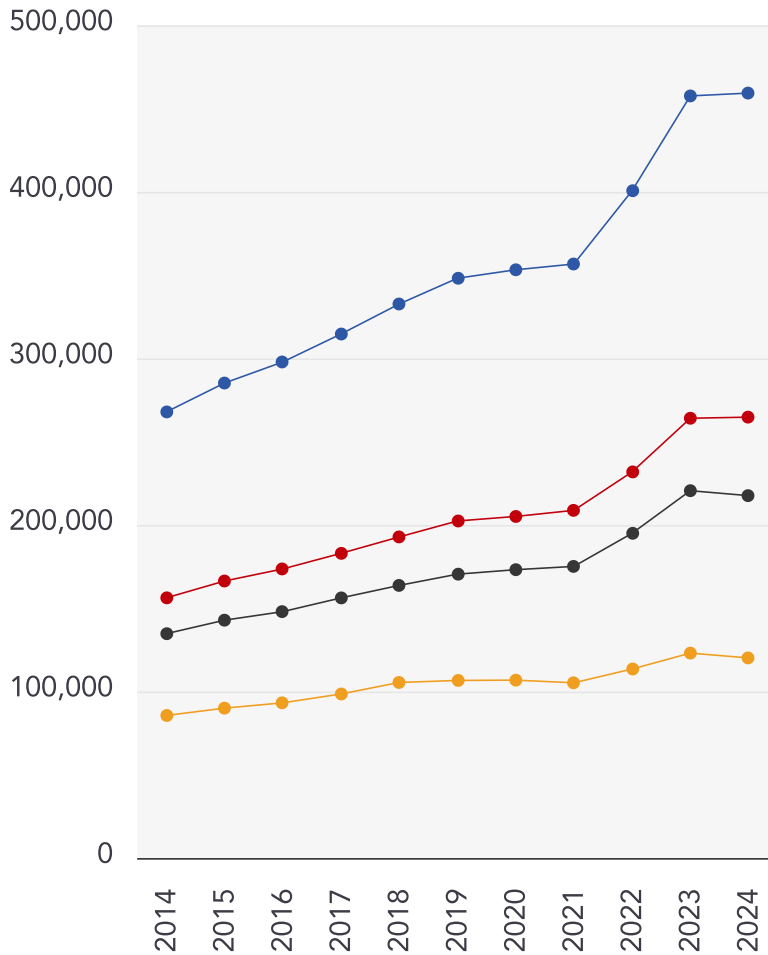
Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	6.59 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in TA9



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

Flat

+40.39%

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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

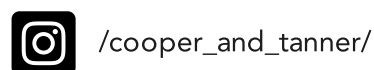


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

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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