



MIR: Material Info

The Material Information Affecting this Property

Monday 07th October 2024



COMBE BATCH, WEDMORE, BS28

Cooper and Tanner

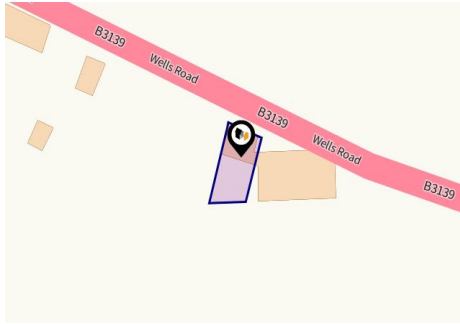
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type: Detached
Bedrooms: 2
Plot Area: 0.04 acres
Council Tax : Band C
Annual Estimate: £2,015
Title Number: ST241945

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

18 mb/s	58 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



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 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)

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

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

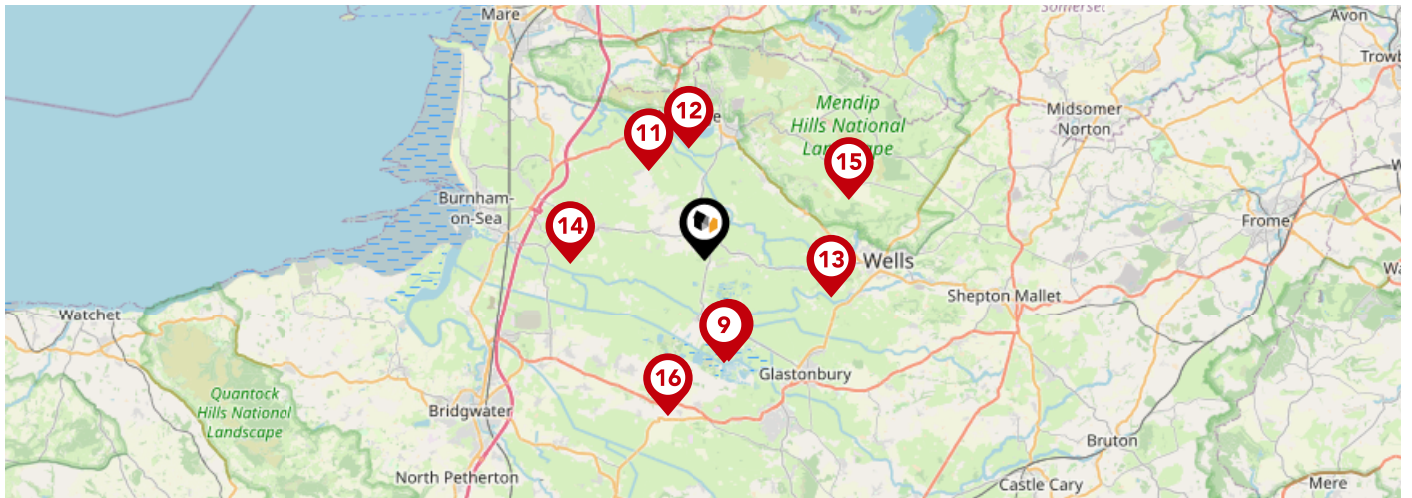
The vendor has made us aware that the property is connected to private drainage









Planning records for: *Gibbs House, Combe Batch, Wedmore, BS28 4DX*

Reference - 50/16/00063
Decision: Granted Permission
Date: 07th October 2016
Description: Replacement of part of roof, installation of 2 windows to East elevation and replacement of ground floor East elevation windows.
Reference - 50/16/00062
Decision: Granted Permission
Date: 07th October 2016
Description: Replacement of part of roof with installation of 2 windows to East elevation and replacement of ground floor East elevation windows.



	Nursery	Primary	Secondary	College	Private
<p>1 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



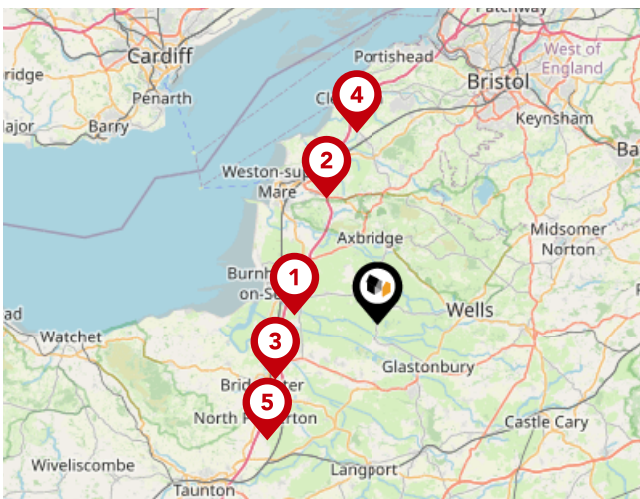
		Nursery	Primary	Secondary	College	Private
	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dovecote School Ofsted Rating: Outstanding Pupils: 61 Distance:5.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



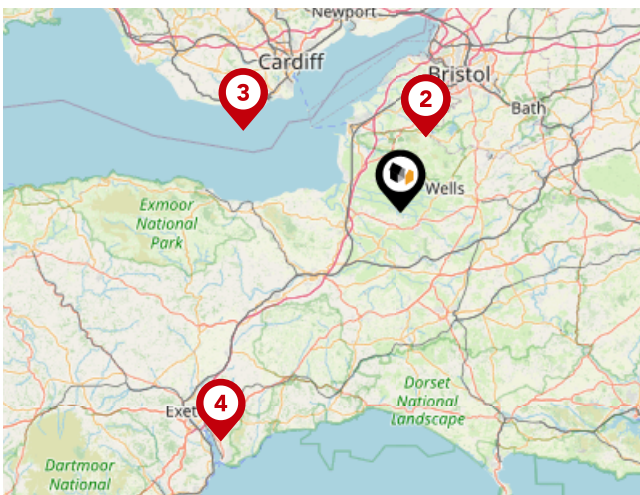
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.32 miles
2	Worle Rail Station	10.24 miles
3	Weston Milton Rail Station	10.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	6.31 miles
2	M5 J21	10.13 miles
3	M5 J23	8.68 miles
4	M5 J20	14.36 miles
5	M5 J24	11.87 miles

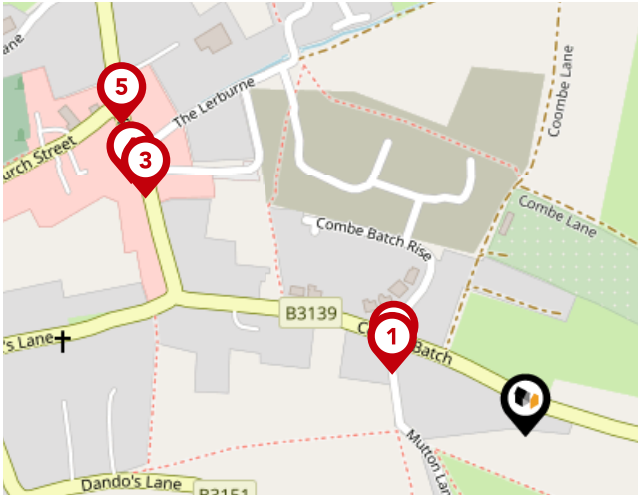


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.84 miles
2	Felton	11.84 miles
3	Cardiff Airport	26.05 miles
4	Exeter Airport	43.39 miles

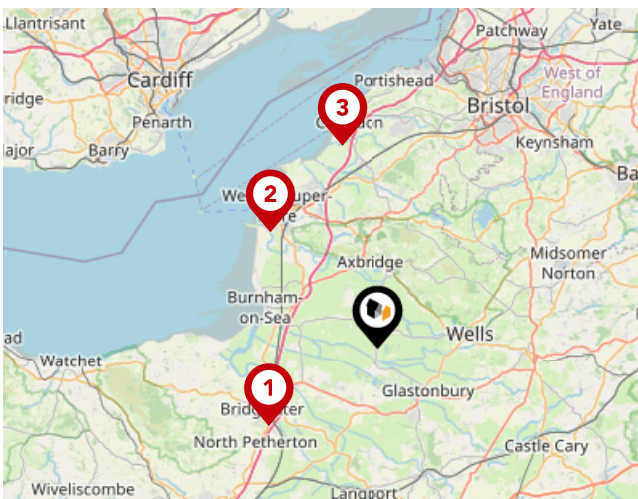
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mutton Lane	0.08 miles
2	Combe Batch Rise	0.09 miles
3	The Mall	0.26 miles
4	The Borough Yard	0.27 miles
5	The Swan Inn	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.97 miles
2	Weston-super-Mare Knightstone Harbour	11.81 miles
3	Clevedon Pier	15.32 miles

COOPER
AND
TANNER

Cooper and Tanner

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.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk

