



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



7, BRAYSBRIDGE, CHEDDAR, BS27 3LZ

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

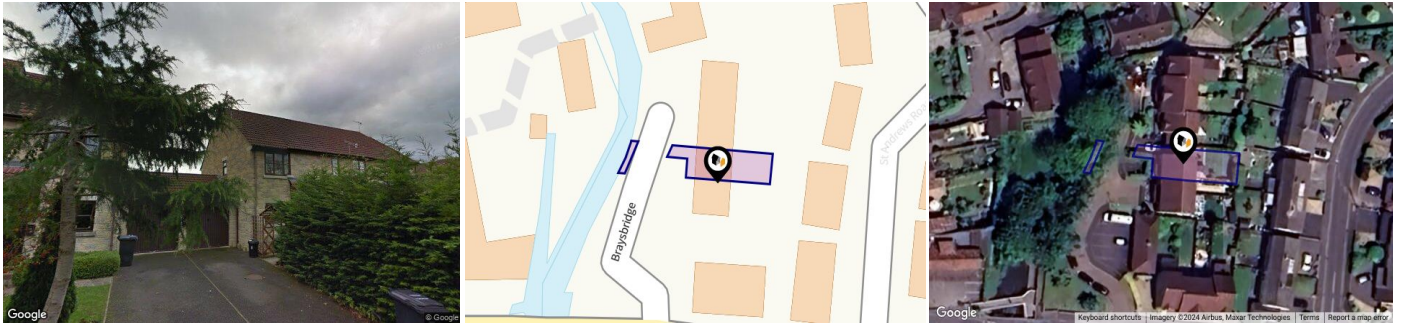
cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

COOPER
AND
TANNER



Property

Type:	Terraced	Last Sold Date:	26/09/2003
Bedrooms:	3	Last Sold Price:	£168,000
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft²:	£216
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1999		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	ST174402		
UPRN:	10009320951		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

COOPER
AND
TANNER

7 Braysbridge, BS27 3LZ

Energy rating

D

Valid until 16.07.2033

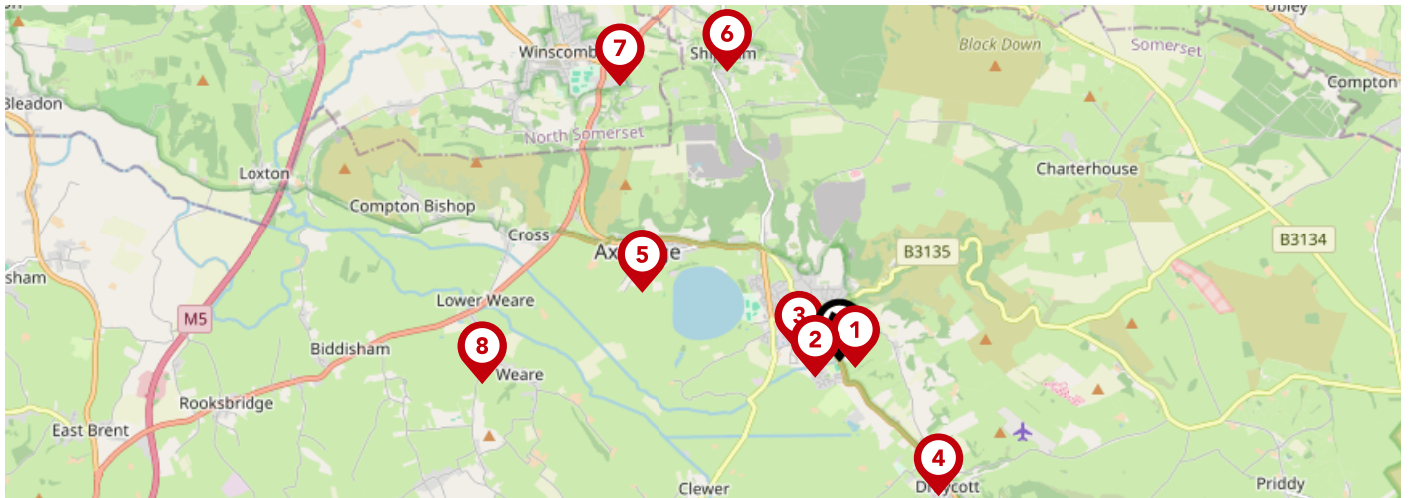
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

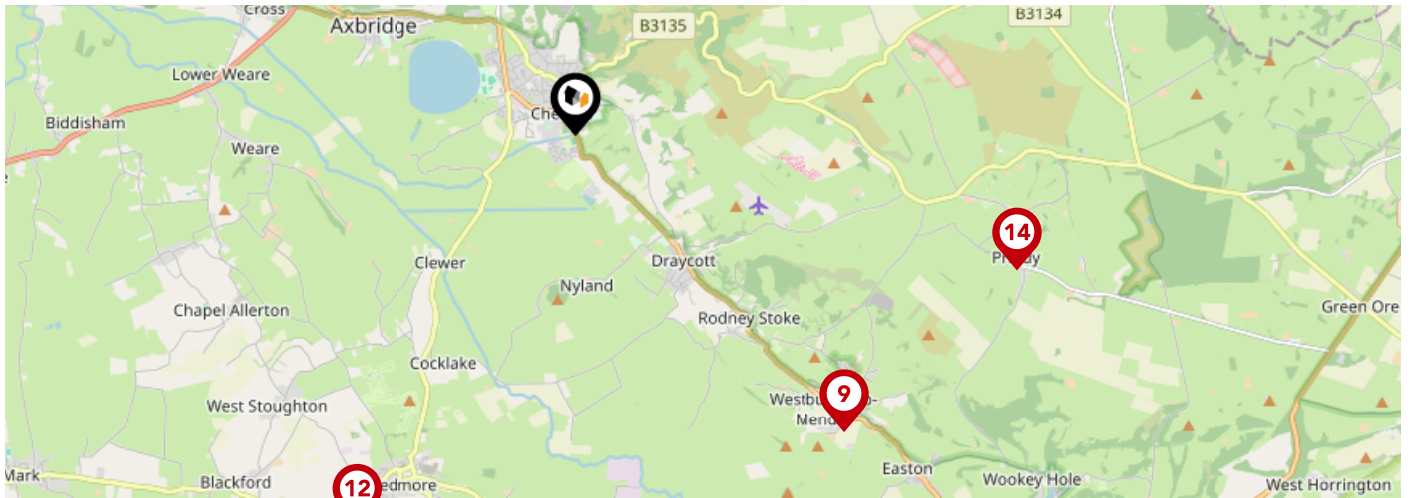
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²



		Nursery	Primary	Secondary	College	Private
1	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

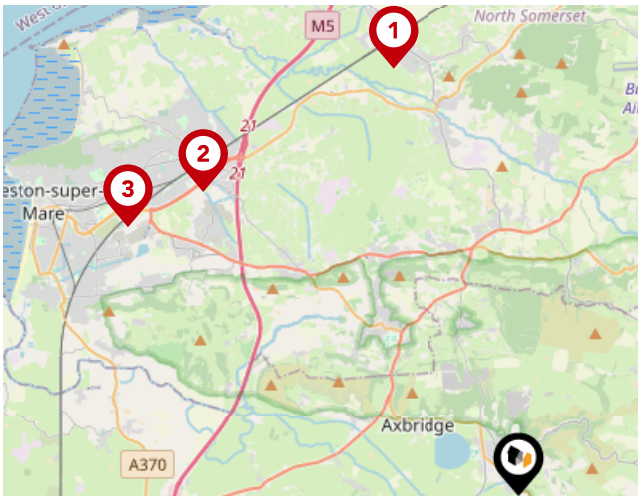


		Nursery	Primary	Secondary	College	Private
9	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

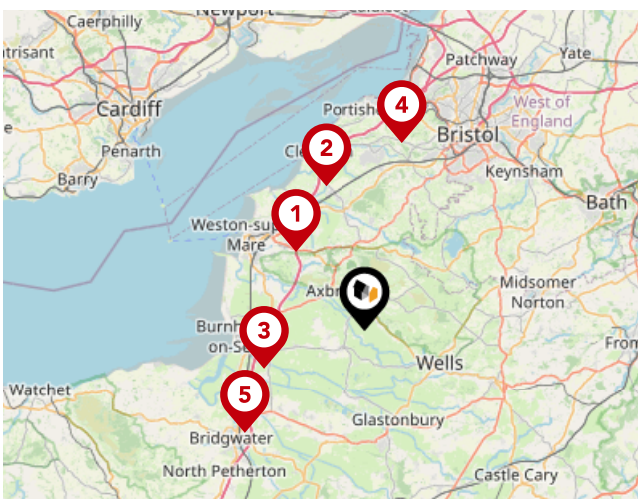
Transport (National)

COOPER
AND
TANNER



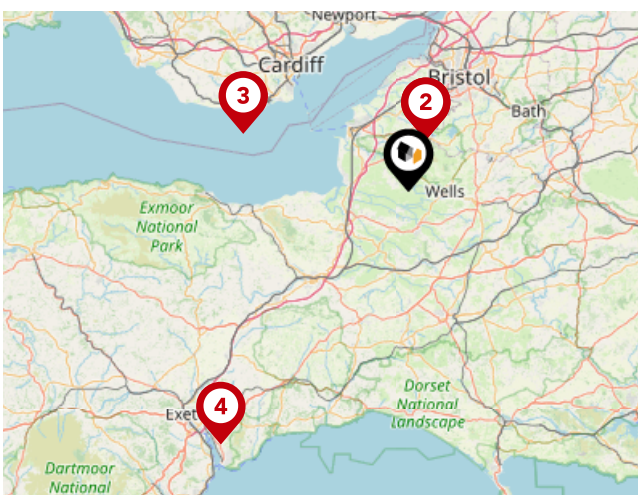
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	8.25 miles
2	Worle Rail Station	8.12 miles
3	Weston Milton Rail Station	8.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	7.78 miles
2	M5 J20	11.11 miles
3	M5 J22	8.03 miles
4	M5 J19	14.14 miles
5	M5 J23	11.72 miles

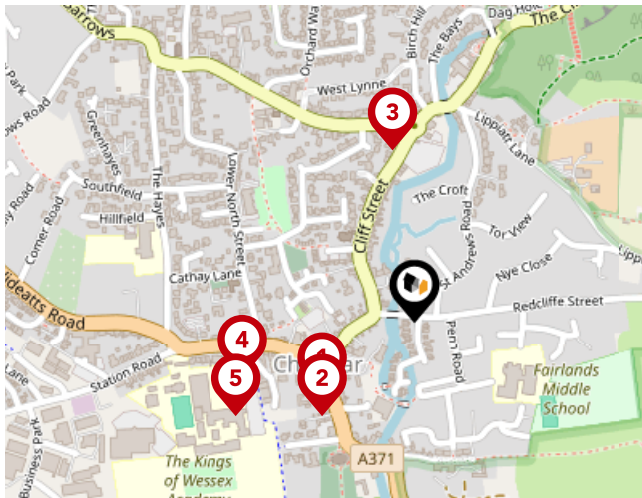


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	8.09 miles
2	Felton	8.09 miles
3	Cardiff Airport	25.82 miles
4	Exeter Airport	46.97 miles

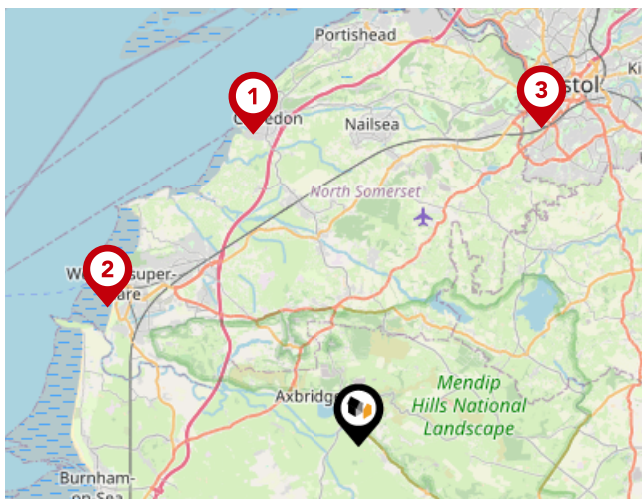
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Union Street	0.14 miles
2	Church Street	0.15 miles
3	Tweentown	0.2 miles
4	The Kings of Wessex	0.21 miles
5	Kings of Wessex School	0.23 miles



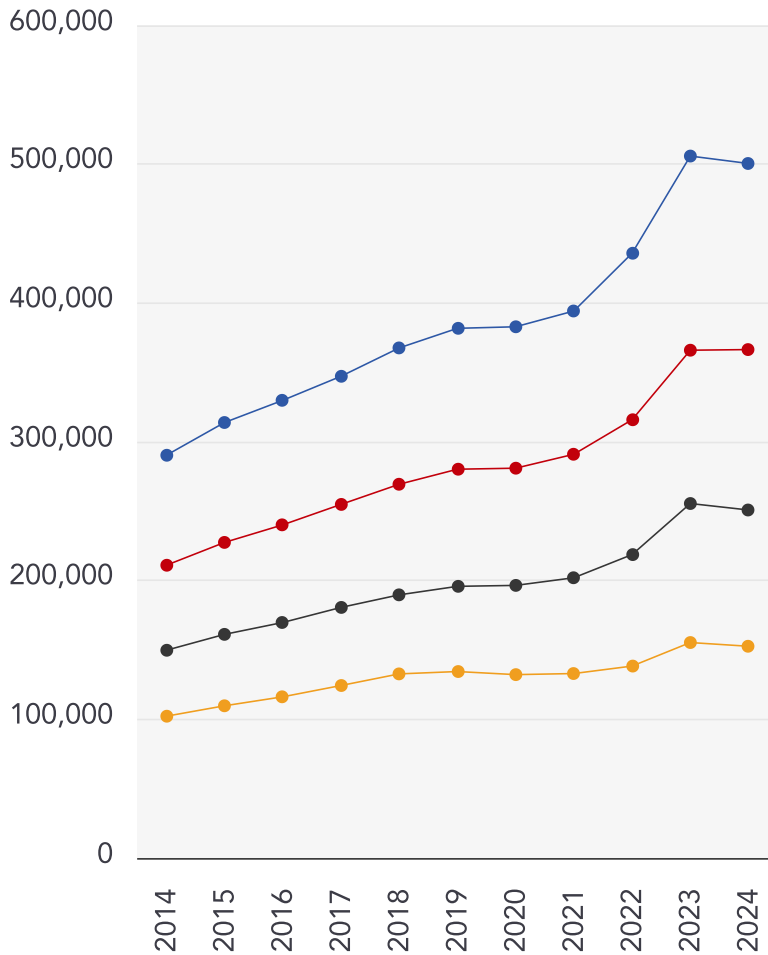
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	12.22 miles
2	Weston-super-Mare Knightstone Harbour	10.62 miles
3	Nova Scotia Ferry Landing	13.6 miles

Market House Price Statistics

COOPER
AND
TANNER

10 Year History of Average House Prices by Property Type in BS27



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%

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.

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

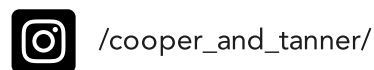


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

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.



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

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk

