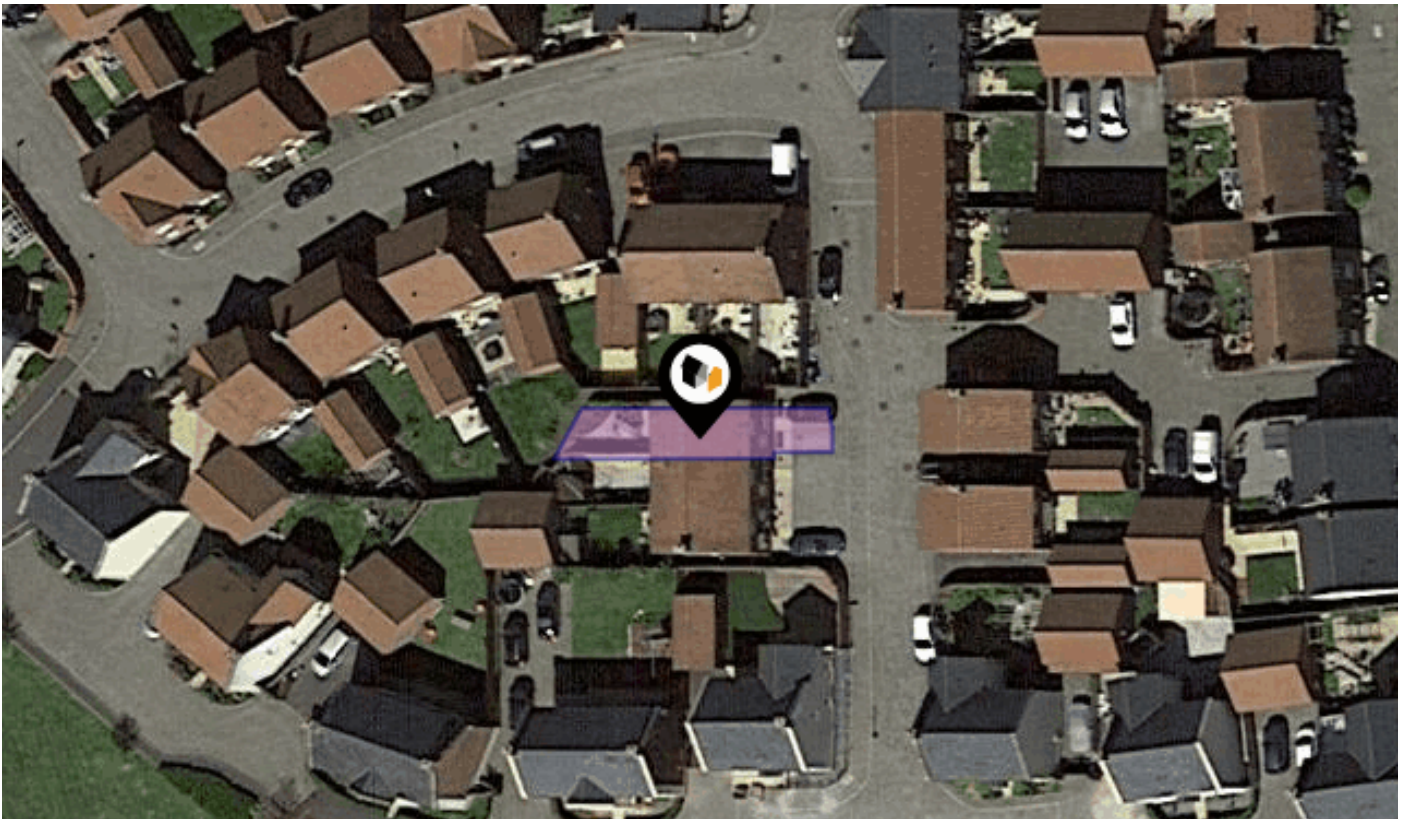




MIR: Material Info

The Material Information Affecting this Property

Thursday 03rd October 2024



BOURKE ROAD, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.02 acres		
Year Built :	2015		
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	WS74469		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

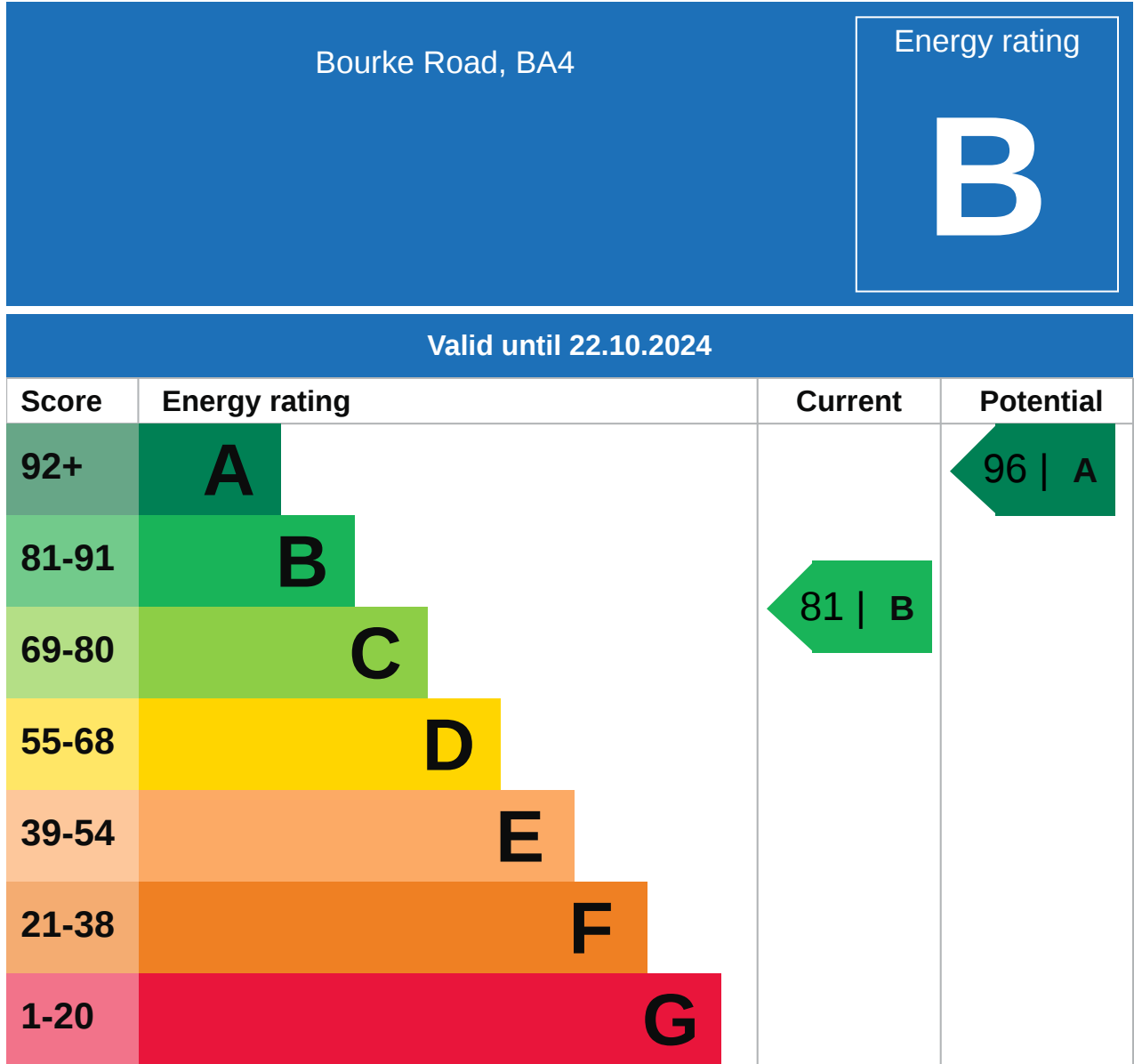


Planning records for: *7 Bourke Road Shepton Mallet Somerset BA4 4FS*

Reference - 2024/1334/HSE	
Decision:	Decided
Date:	31st July 2024
Description:	Install replacement roof to existing conservatory.

Property EPC - Certificate

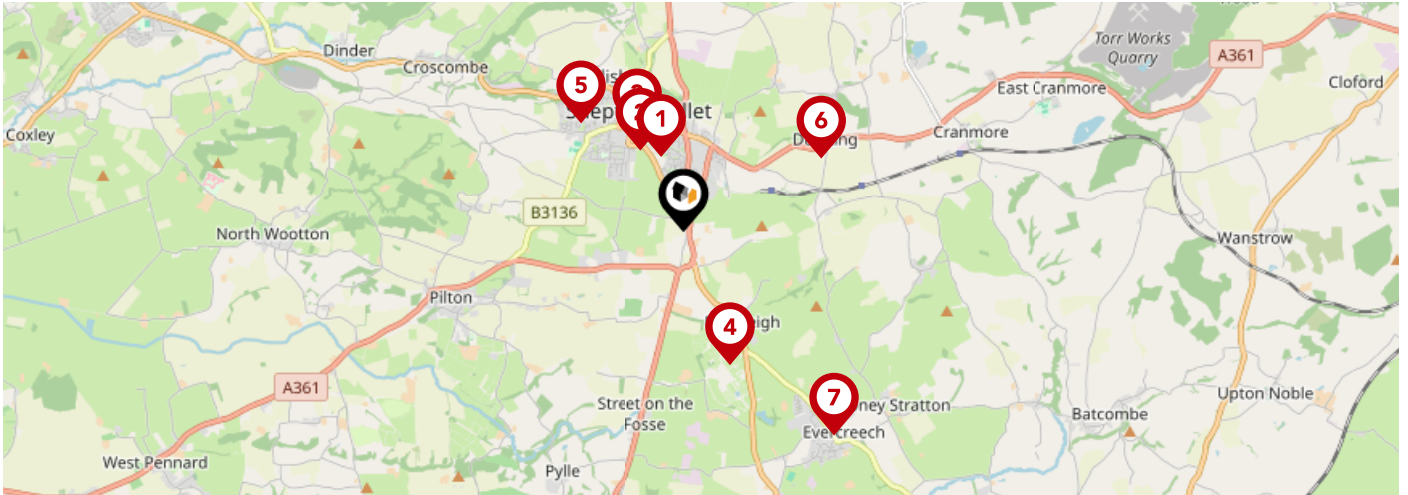
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Property EPC - Additional Data









Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	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 0.20 W/m ² K
Total Floor Area:	58 m ²

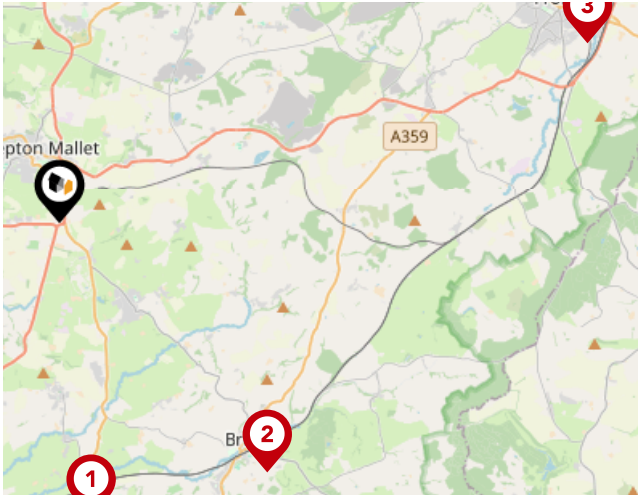


		Nursery	Primary	Secondary	College	Private
1	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.85	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:2.36	<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:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



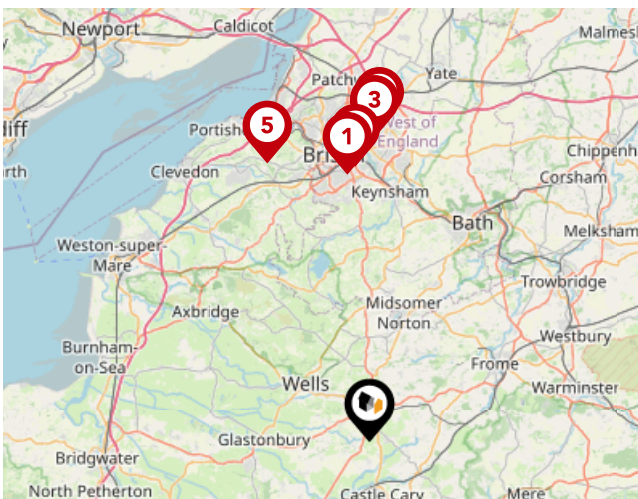
		Nursery	Primary	Secondary	College	Private
 All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.57		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:3.72		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:4.44		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:5.07		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:5.17		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:5.2		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:5.33		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:5.37		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



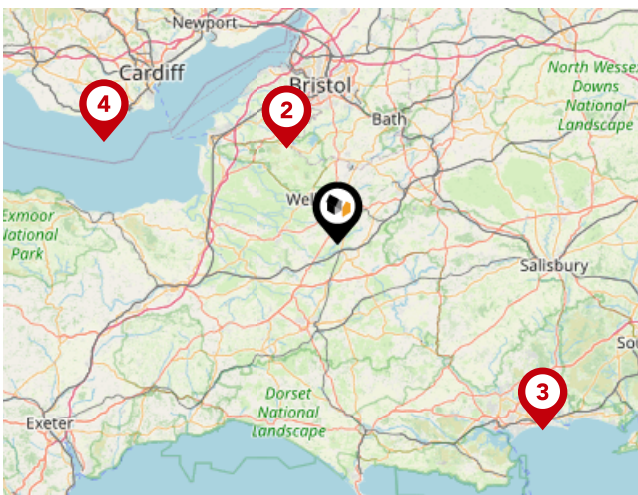
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.49 miles
2	Bruton Rail Station	6.04 miles
3	Frome Rail Station	10.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	19.99 miles
2	M32 J2	20.51 miles
3	M32 J1	22.55 miles
4	M4 J19	23.18 miles
5	M5 J19	22 miles

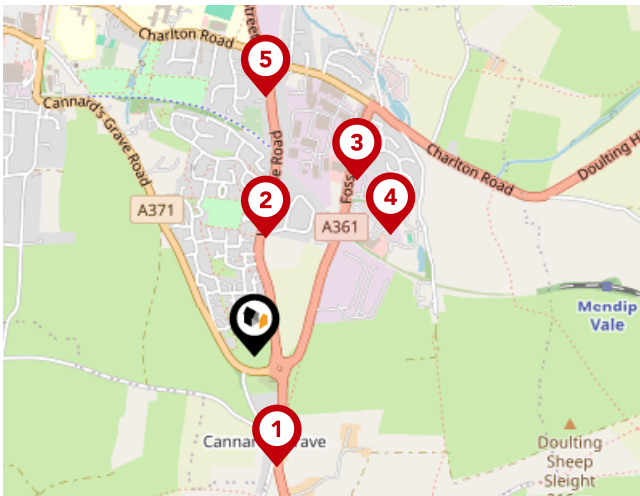


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.24 miles
2	Felton	16.24 miles
3	Bournemouth International Airport	41.33 miles
4	Cardiff Airport	37.9 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highwayman Inn	0.26 miles
2	Somerville Close	0.28 miles
3	Amulet Way	0.47 miles
4	Tesco Superstore	0.43 miles
5	Charlton Inn	0.6 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.82 miles
2	The Ostrich	18.81 miles
3	Wapping Wharf	18.79 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.



/cooperandtanner



/cooper_and_tanner/

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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