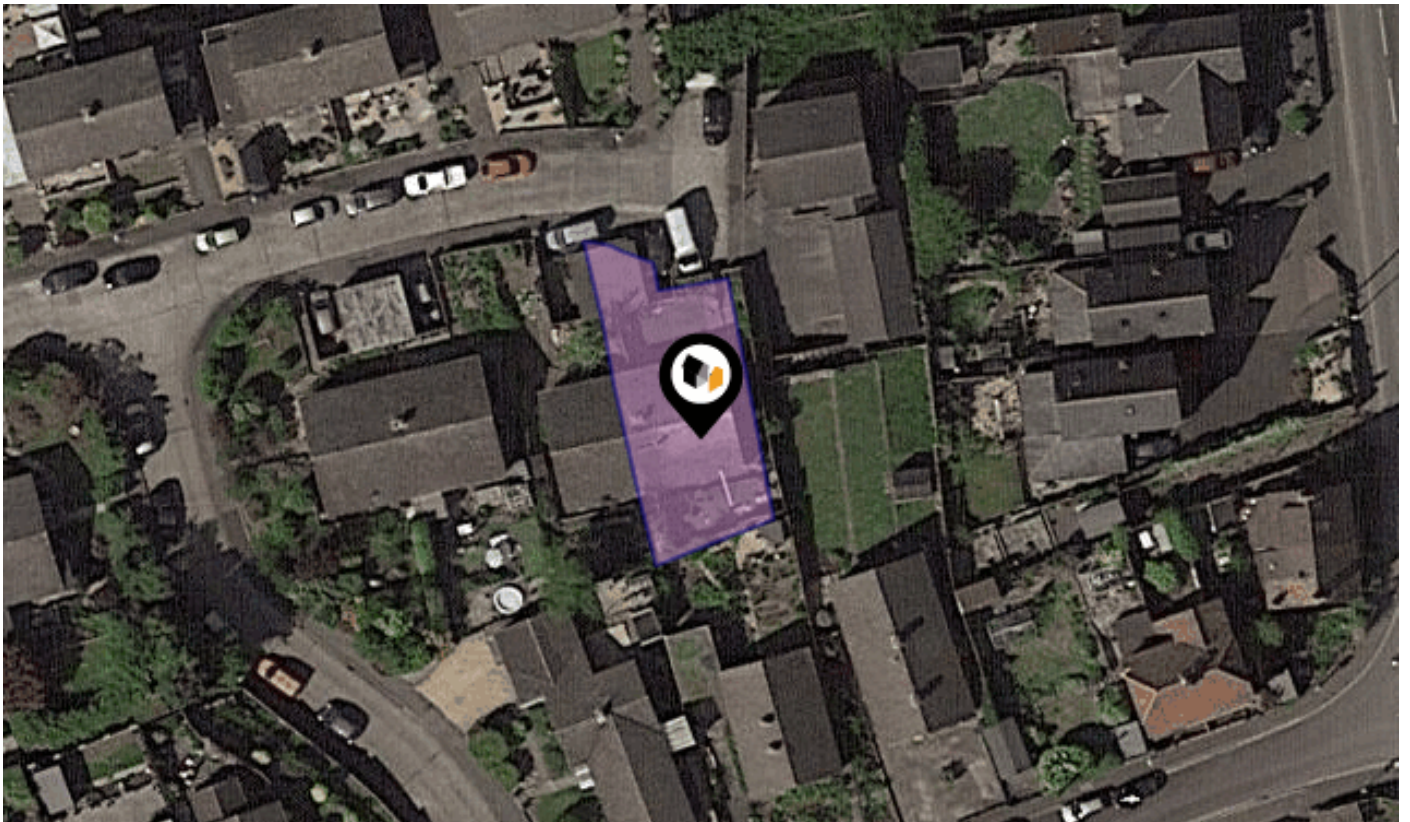




MIR: Material Info

The Material Information Affecting this Property

Wednesday 18th September 2024



HILL HEAD CLOSE, GLASTONBURY, BA6

Cooper and Tanner

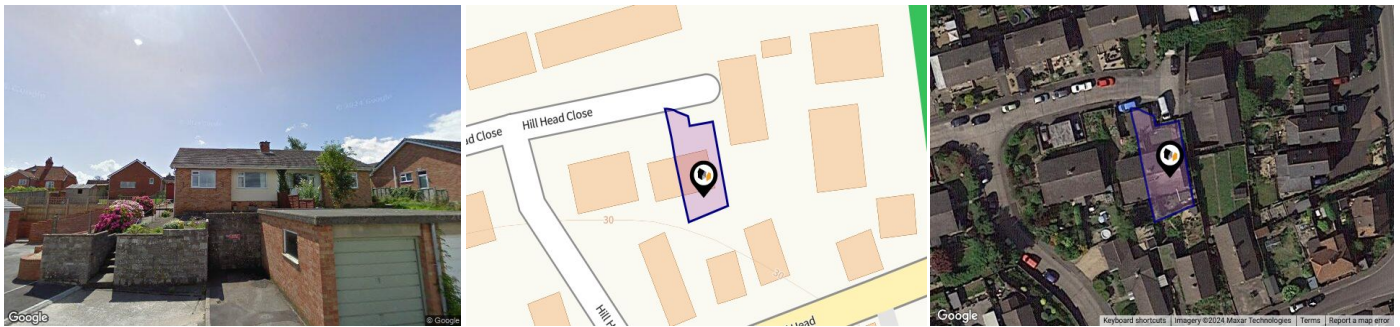
41 High Street Glastonbury BA6 9DS

01458 831077

glastonbury@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	WS63210		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 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 has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does 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)

N/a

Construction Type

The vendor has made us aware that, to the best of their knowledge, the property is of standard construction.

Property Lease Information

N/a

Listed Building Information

N/a

Property Lease Information (if applicable)

Ground Rent -

Service Charge -

Length of Lease - please refer to property overview section

Listed Building Information (if applicable)

n/a

Planning records for: *21 Hill Head Close Glastonbury BA6 8AL*

Reference - 2017/0507/CLP	
Decision:	Development is Lawful
Date:	09th March 2017
Description:	Refurbishments to the Lower Ground Floor garage area including - provision of WC and handbasin, replacing steel garage door with timber high efficiency double glazed doors of the same overall width, improving the thermal efficiency of the floor, walls and ceiling.

Planning records for: *22 Hill Head Close Glastonbury Somerset BA6 8AL*

Reference - 117136/003	
Decision:	Approval with Conditions
Date:	17th April 2008
Description:	Erection of single storey side and rear extension with and external staircase to rear (amended description) (DEL)

Reference - 117136/002	
Decision:	Refusal
Date:	24th January 2008
Description:	Single storey extension with decked area to rear and erect a pitched roof over existing garage. [DEL]

Reference - 117136/001	
Decision:	Approval with Conditions
Date:	02nd February 2004
Description:	Single storey extension to rear and re-roofing of existing garage (CAT A)

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

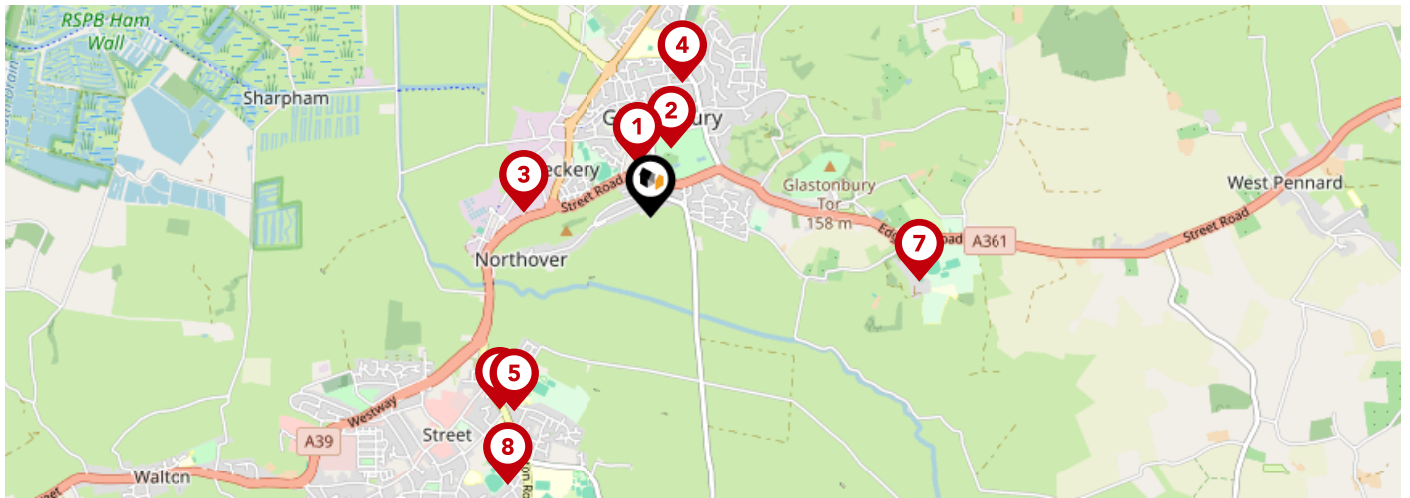
Gas central heating

Water Supply

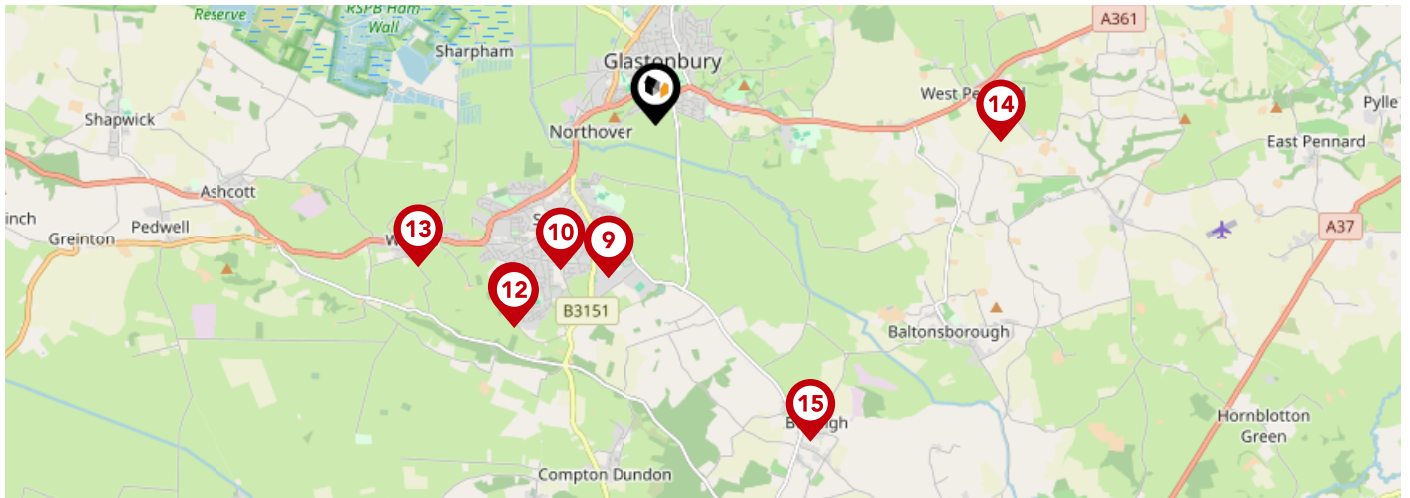
Mains

Drainage

Mains



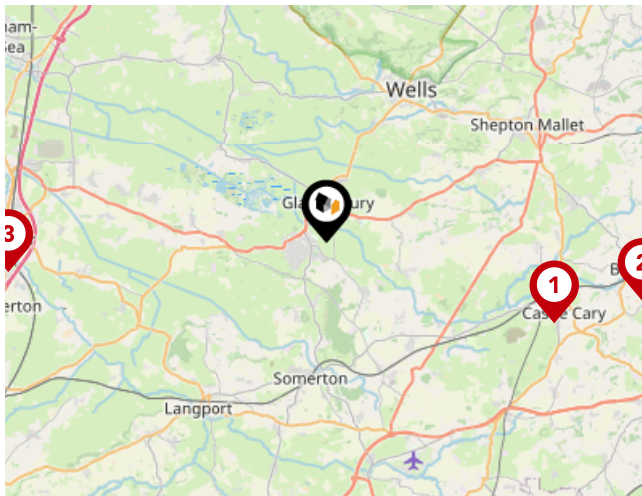
		Nursery	Primary	Secondary	College	Private
1	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tor School Ofsted Rating: Good Pupils: 32 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Strode College Ofsted Rating: Good Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

COOPER
AND
TANNER



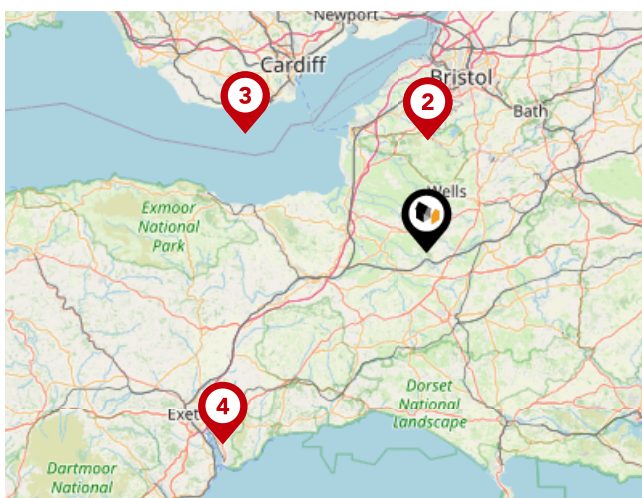
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	8.99 miles
2	Bruton Rail Station	11.96 miles
3	Bridgwater Rail Station	11.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	11.87 miles
2	M5 J23	11.52 miles
3	M5 J24	12.3 miles
4	M5 J21	16.85 miles
5	M5 J20	20.63 miles

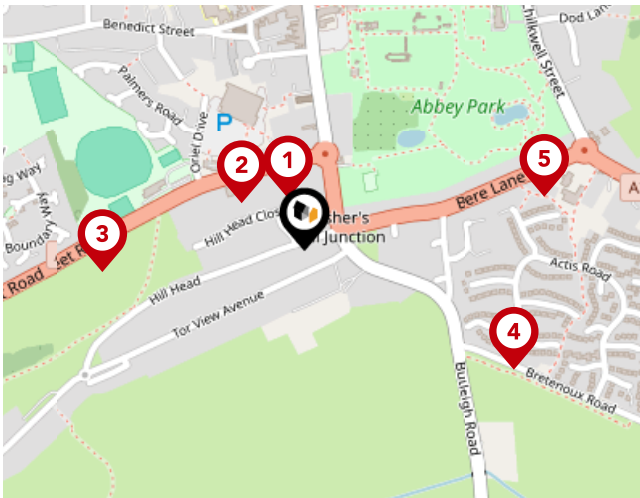


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.83 miles
2	Felton	16.83 miles
3	Cardiff Airport	32.14 miles
4	Exeter Airport	41.72 miles

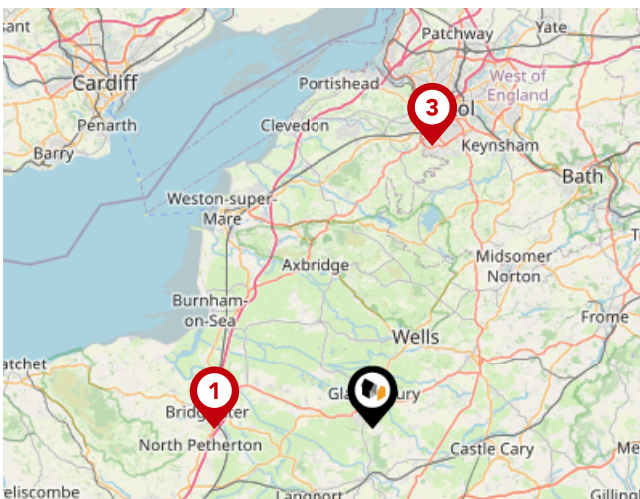
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Morrisons Superstore	0.06 miles
2	Morrisons Superstore	0.09 miles
3	Drill Hall	0.23 miles
4	Actis Road	0.28 miles
5	Abbey Barn	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.9 miles
2	Nova Scotia Ferry Landing	21.46 miles
3	The Cottage Ferry Landing	21.44 miles

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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