



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25<sup>th</sup> February 2025



**17, BIRCH DRIVE, LANGFORD, BRISTOL, BS40 5HG**

## Cooper and Tanner

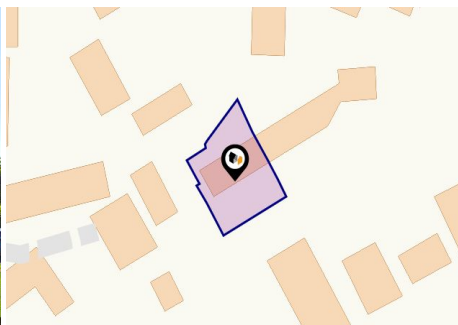
2 Saxon Court Cheddar BS27 3NA

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## Property

Type:	Detached
Bedrooms:	5
Plot Area:	0.11 acres
Council Tax :	Band F
Annual Estimate:	£3,128
Title Number:	AV162010
UPRN:	24056261

Tenure: Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**17**  
mb/s



**47**  
mb/s



**1000**  
mb/s



Mobile Coverage:  
(based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>

Satellite/Fibre TV Availability:



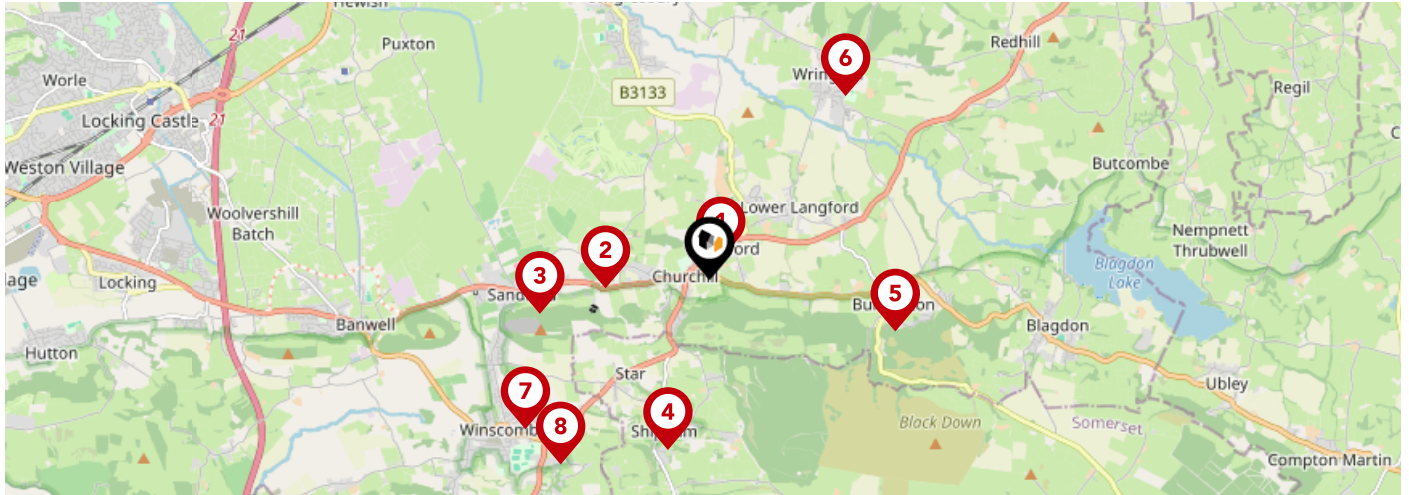
BT



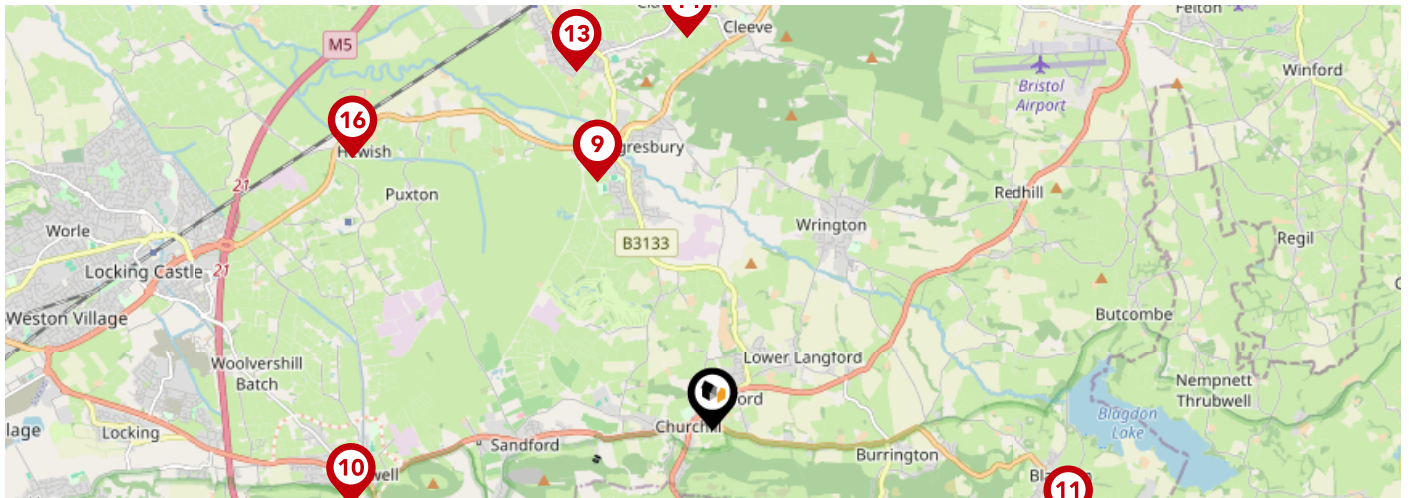
sky











Virgin media



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Churchill Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Churchill Academy &amp; Sixth Form</b> Ofsted Rating: Requires improvement   Pupils: 1589   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sandford Primary School</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Burrington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wrinton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

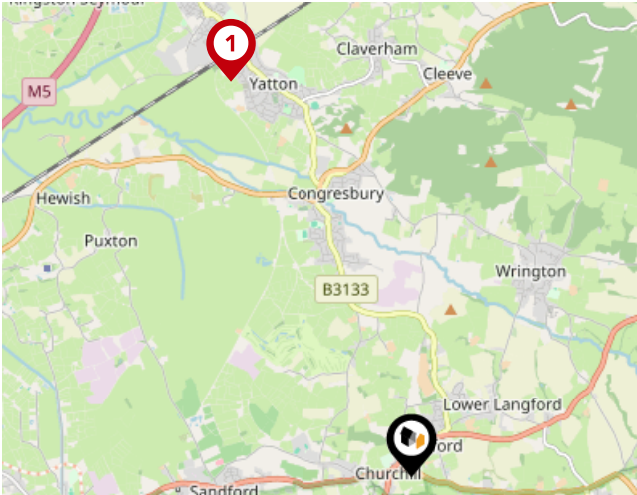


		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Banwell Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blagdon Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yatton Infant School</b> Ofsted Rating: Good   Pupils: 176   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yatton Church of England Junior School</b> Ofsted Rating: Good   Pupils: 333   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Court-De-Wyck Church School</b> Ofsted Rating: Good   Pupils: 129   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Church Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



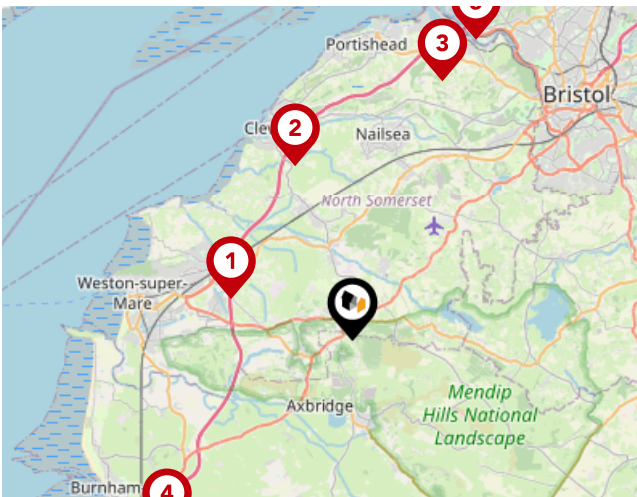
# Area Transport (National)

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AND  
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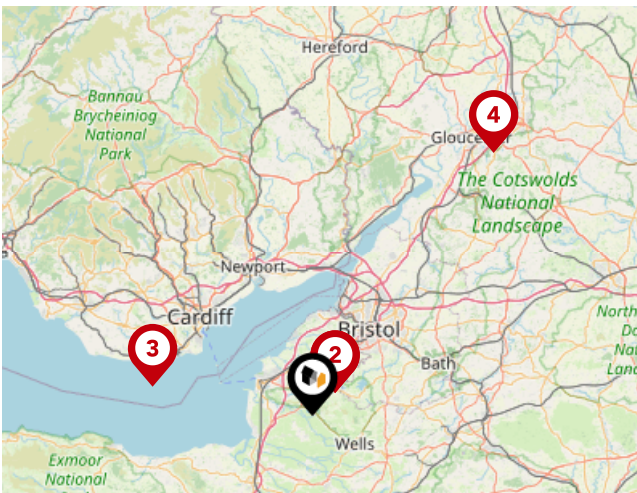
## National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	4.02 miles
2	Nailsea & Backwell Rail Station	5.87 miles
3	Worle Rail Station	5.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	4.75 miles
2	M5 J20	6.83 miles
3	M5 J19	10.19 miles
4	M5 J22	9.84 miles
5	M5 J18	12.07 miles



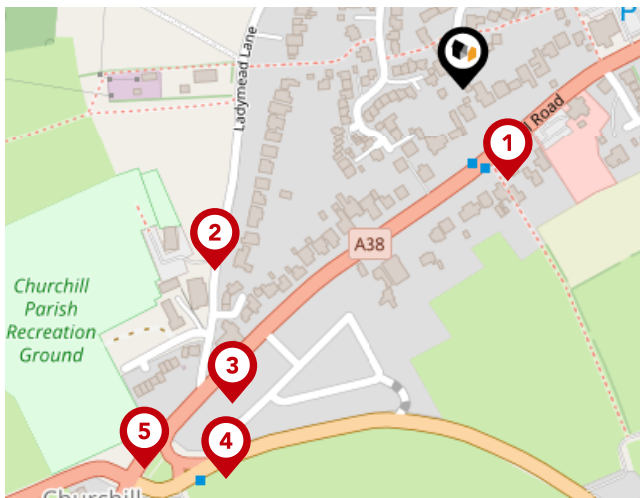
## Airports/Helipads

Pin	Name	Distance
1	Felton	4.77 miles
2	Bristol Airport	4.77 miles
3	Cardiff Airport	24.1 miles
4	Staverton	46.81 miles

# Area

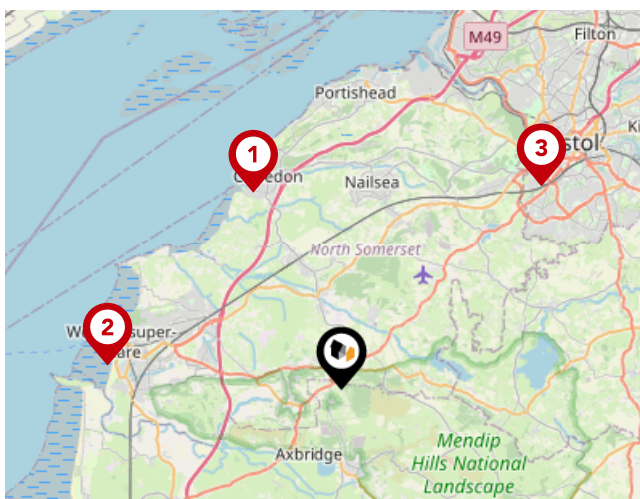
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	The Churchill Inn	0.06 miles
2	Churchill Surgery	0.18 miles
3	Churchill Gate	0.23 miles
4	Bath Road	0.26 miles
5	Churchill Gate	0.29 miles



### Ferry Terminals

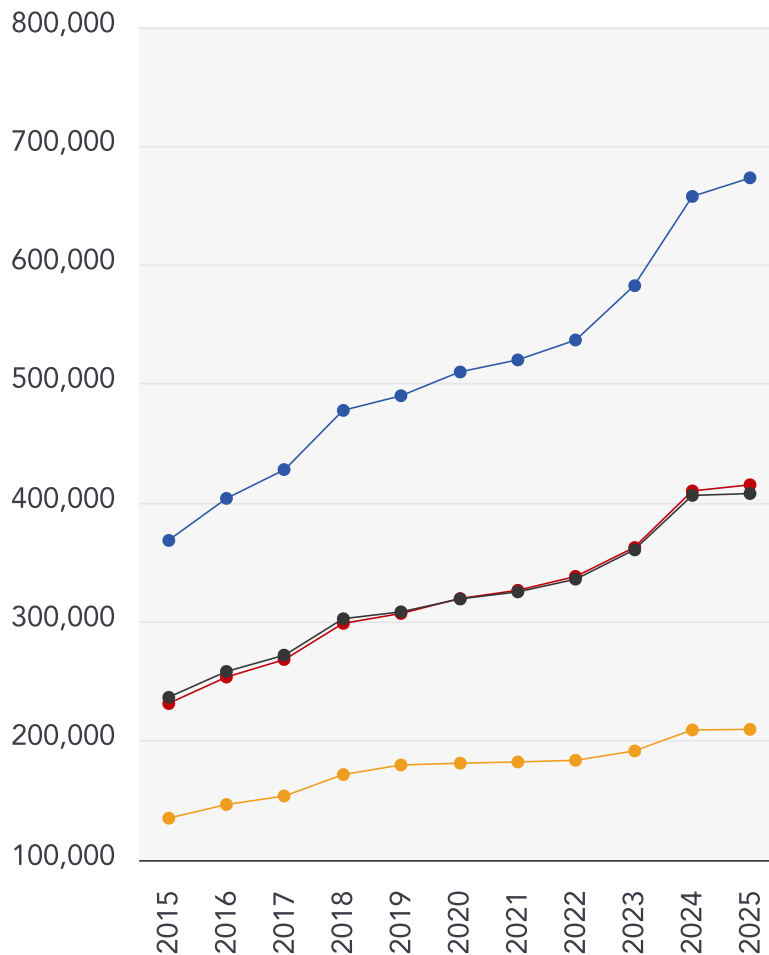
Pin	Name	Distance
1	Clevedon Pier	8.01 miles
2	Weston-super-Mare Knightstone Harbour	8.68 miles
3	Nova Scotia Ferry Landing	10.57 miles

# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in BS40



Detached

**+82.69%**

Terraced

**+72.35%**

Semi-Detached

**+79.41%**

Flat

**+55.23%**

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### Cooper and Tanner

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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.



/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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