



MIR: Material Info

The Material Information Affecting this Property

Friday 25th October 2024



STEEDS TERRACE, BENTER, OAKHILL, RADSTOCK, BA3

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.19 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	WS30629		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Steeds Terrace Oakhill Bath BA3 5HB**

Reference - 085272/006
Decision: Approval with Conditions
Date: 10th April 2007
Description: Change of use from agriculture to private equestrian use (amended and corrected description) (DEL)

Planning records for: **3 Steeds Terrace Benter Lane Oakhill Shepton Mallet Somerset BA3 5HB**

Reference - 2015/0839/HSE
Decision: Approval with Conditions
Date: 09th April 2015
Description: Demolition of single storey rear extension, proposed two and single storey rear extension and front porch.

Property EPC - Certificate

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Energy rating

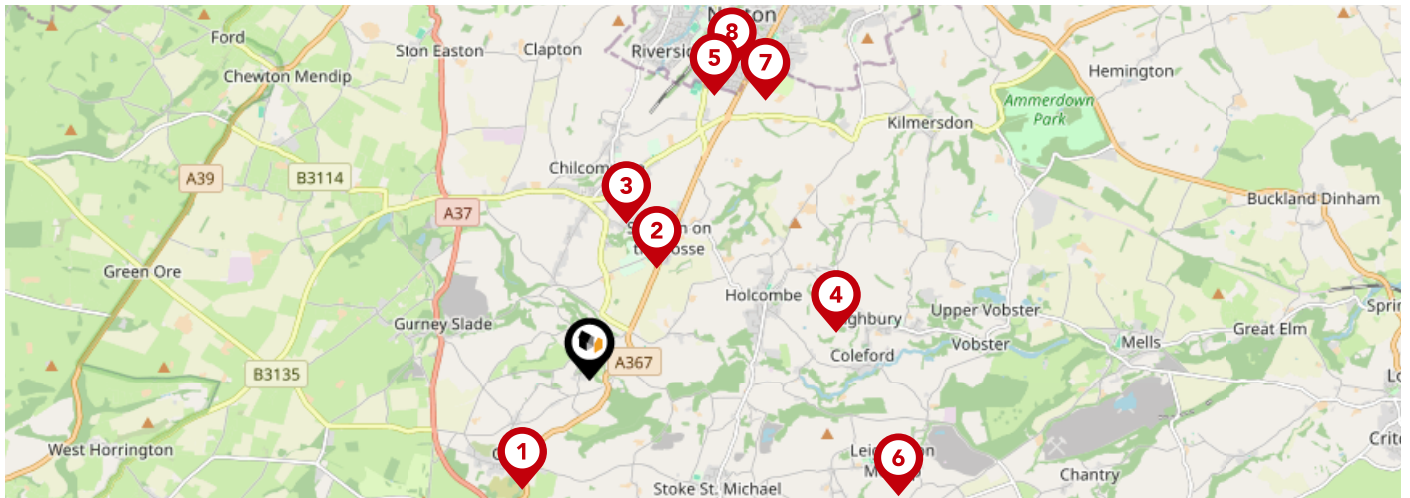
E

Valid until 04.09.2034

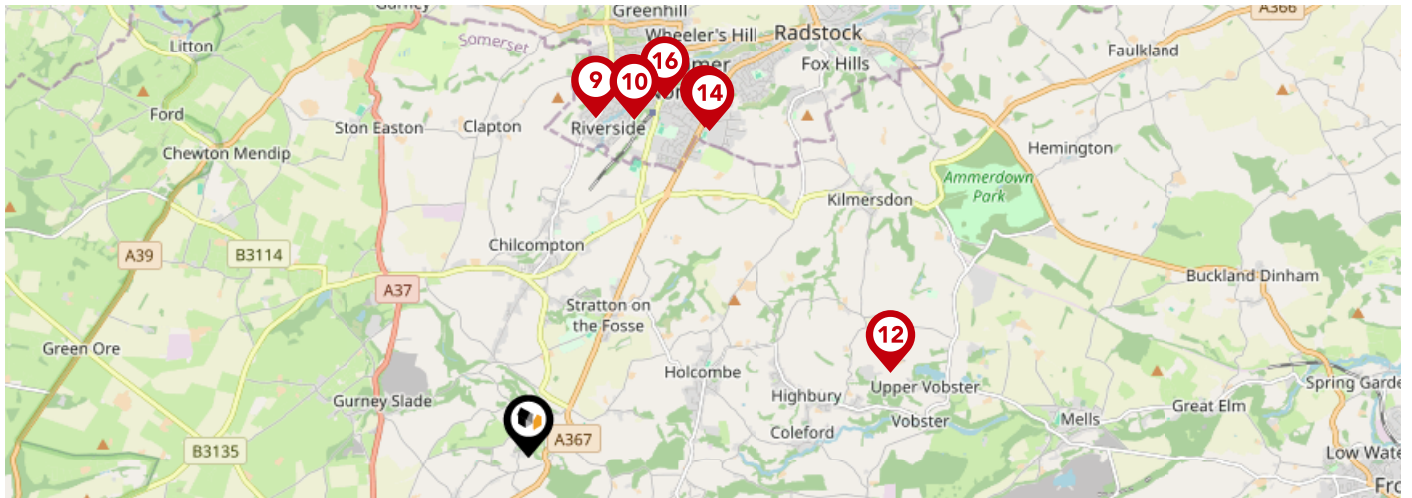
Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	End-terrace house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	84 m ²



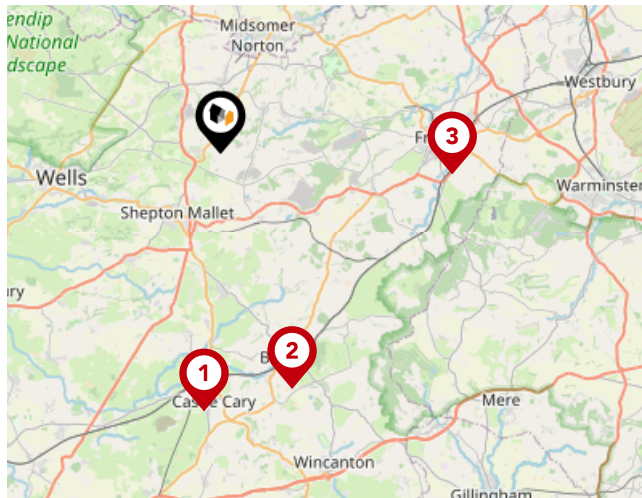
		Nursery	Primary	Secondary	College	Private
1	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Vigor & St John Church School Ofsted Rating: Good Pupils: 215 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Norton Hill Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Benedict's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 172 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Norton Hill Academy Ofsted Rating: Good Pupils: 1827 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Longvernal Primary School Ofsted Rating: Good Pupils: 200 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Somervale Secondary School Ofsted Rating: Good Pupils: 773 Distance:3.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St John's CofE Primary School Ofsted Rating: Good Pupils: 401 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Newbury Manor School Ofsted Rating: Good Pupils: 61 Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Fosse Way School Ofsted Rating: Good Pupils: 226 Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Westfield Primary School Ofsted Rating: Good Pupils: 385 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Midsomer Norton Primary School Ofsted Rating: Good Pupils: 267 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

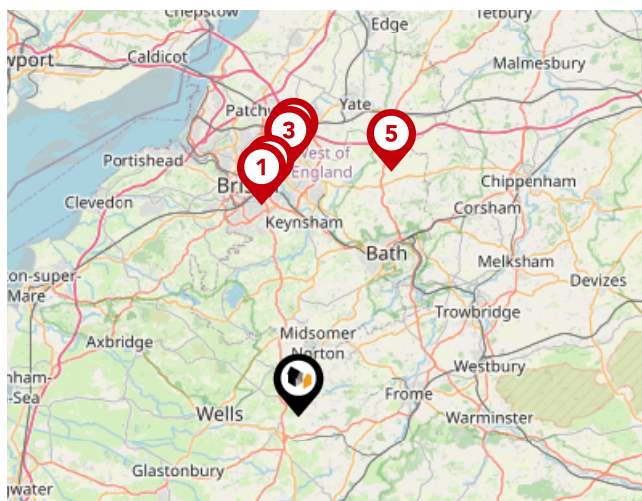
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.64 miles
2	Bruton Rail Station	9.2 miles
3	Frome Rail Station	8.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	16.01 miles
2	M32 J2	16.47 miles
3	M32 J1	18.4 miles
4	M4 J19	19.01 miles
5	M4 J18	19.45 miles

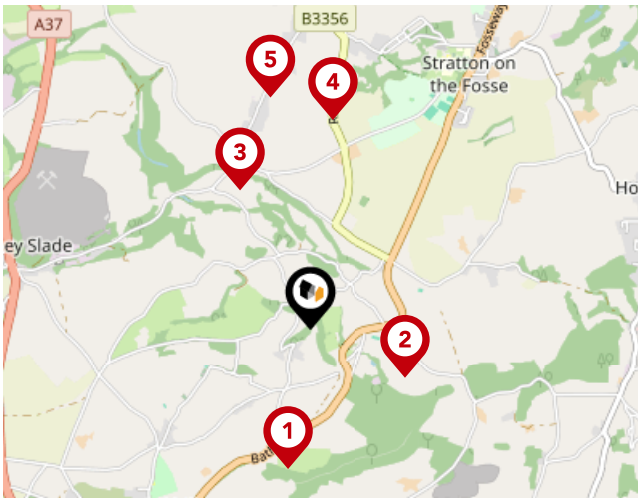


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.43 miles
2	Felton	13.43 miles
3	Bournemouth International Airport	43.42 miles
4	Cardiff Airport	37.51 miles

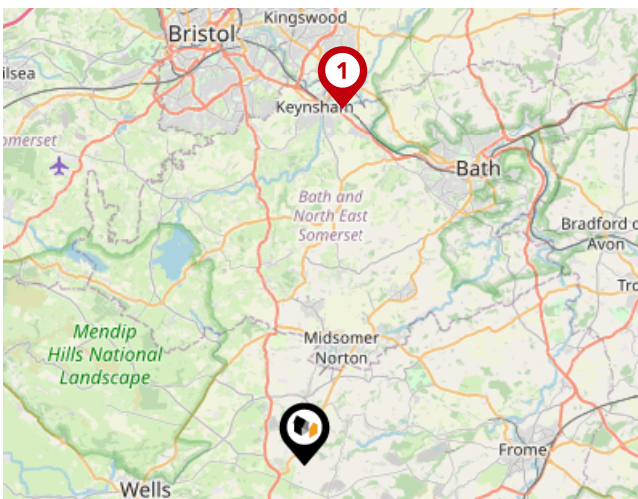
Area

Transport (Local)



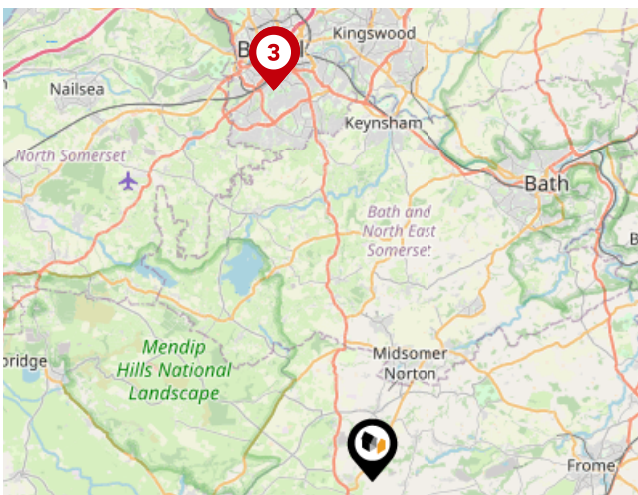
Bus Stops/Stations

Pin	Name	Distance
1	Withy Cottages	0.66 miles
2	Nettlebridge House	0.49 miles
3	Coalpit Lane	0.73 miles
4	New Rock Ind Estate	0.98 miles
5	Greenway Garages	1.1 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.32 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	14.94 miles
2	Bathurst Basin Ferry Landing	14.95 miles
3	The Ostrich	14.94 miles

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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.



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Data Quality

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