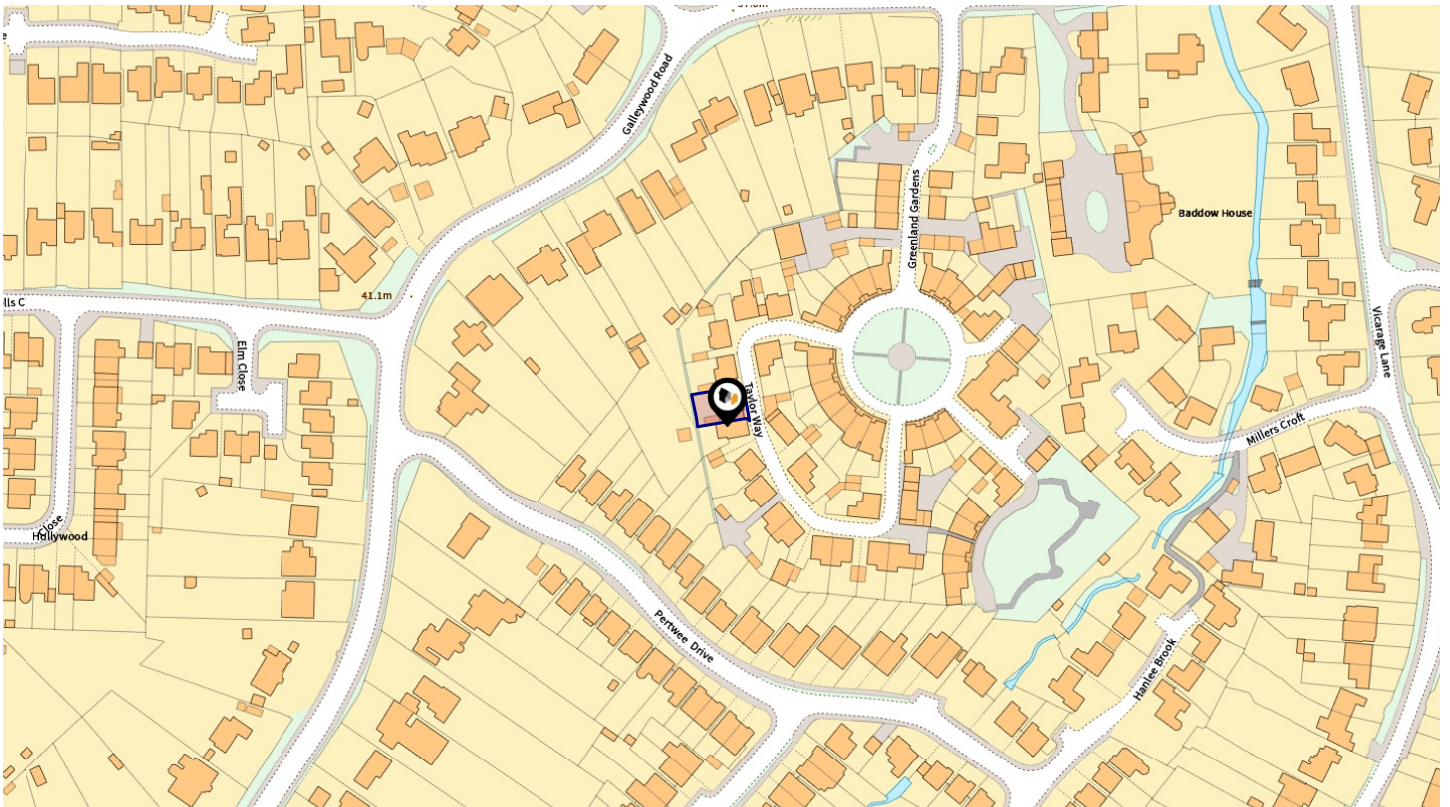




# KEY FACTS FOR BUYERS

Taylor Way, Chelmsford, CM2

March 2021



**A guide to this property and the local area**

## Bond Residential

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www.bondresidential.co.uk



# PROPERTY OVERVIEW

## TAYLOR WAY, CHELMSFORD, CM2










 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Terraced House	
Floor Area:	2,045.14 ft <sup>2</sup> 190.00 m <sup>2</sup>
Plot Size:	0.06 acres
Council Tax Band:	F
Annual Cost:	£2,646.94 (avg)
Land Registry Title Number:	EX845509
Tenure:	Freehold

### AREA KEY FACTS

Local Authority:	CHELMSFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Chelmsford
Predicted Broadband Speeds	
Basic:	17 Mbps
Superfast:	119 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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# PROPERTY OVERVIEW

## EPC

Taylor Way, Great Baddow, CHELMSFORD, CM2

Energy rating

C

Valid until 16.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	80   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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22<sup>nd</sup> March 2021

## SOLD ON YOUR STREET SINCE 1995

26, Taylor Way, Taylor Way - Semi-Detached House	
Dates Sold	Price
28/06/2019	£455,000
16/10/2013	£390,000
12/03/2009	£330,000

28, Taylor Way, Taylor Way - Semi-Detached House	
Dates Sold	Price
19/11/2018	£462,500
20/03/2009	£355,000

16, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
09/03/2018	£582,500
25/09/2009	£462,500

14, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
22/01/2018	£580,000
17/07/2009	£450,000

4, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
07/07/2017	£615,000

18, Taylor Way, Taylor Way - Semi-Detached House	
Dates Sold	Price
17/07/2015	£415,000
28/04/2011	£415,000
15/12/2008	£410,000

6, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
26/03/2015	£492,000
17/10/2012	£480,000

1, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
31/01/2014	£445,000
09/07/2010	£470,000

24, Taylor Way, Taylor Way - Semi-Detached House	
Dates Sold	Price
11/11/2013	£384,500
31/10/2008	£380,000

10, Taylor Way, Taylor Way - Terraced House	
Dates Sold	Price
06/12/2012	£385,000
10/12/2009	£400,000

2, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
04/10/2012	£468,000
31/03/2010	£470,000

3, Taylor Way, Taylor Way - Flat-Maisonette House	
Dates Sold	Price
16/03/2012	£177,500
30/01/2009	£162,500

12, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
06/03/2009	£245,000

8, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
29/01/2009	£440,000

7, Taylor Way, Taylor Way - Detached House	
Dates Sold	Price
31/10/2008	£548,000

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## SOLD ON YOUR STREET SINCE 1995

20, Taylor Way, Taylor Way - Semi-Detached House	
Dates Sold	Price
29/08/2008	£405,000

22, Taylor Way, Taylor Way - Semi-Detached House	
Dates Sold	Price
30/07/2008	£439,995

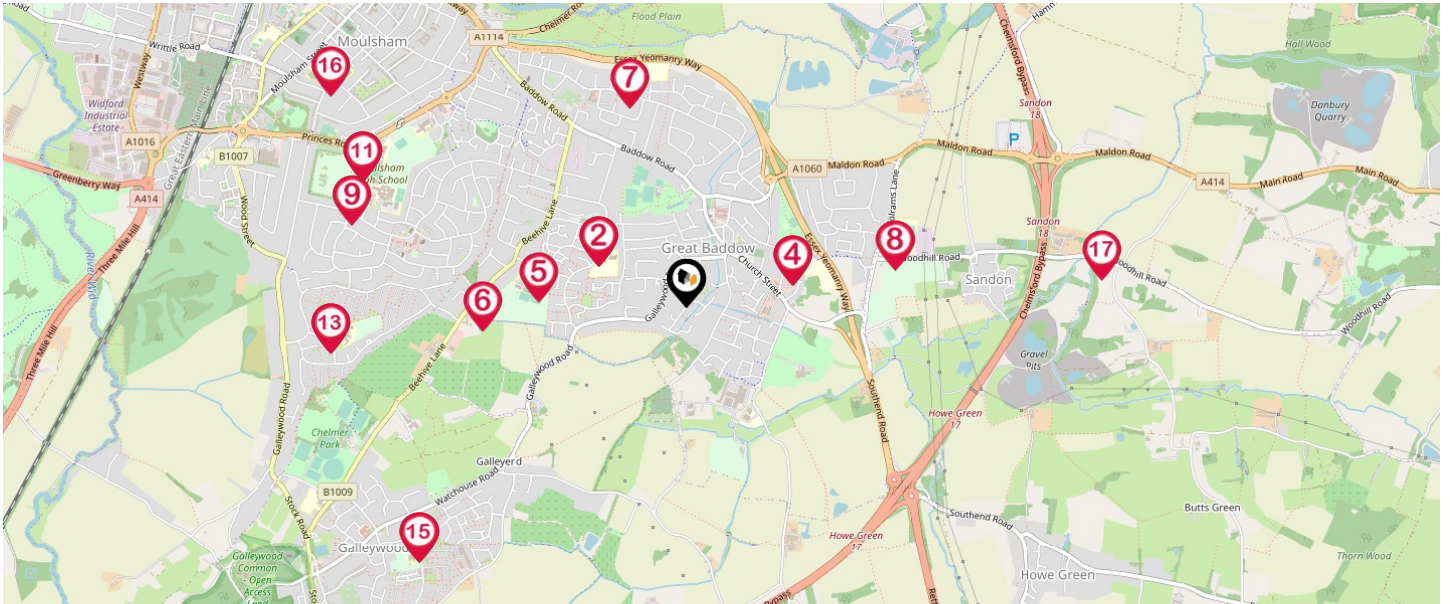
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



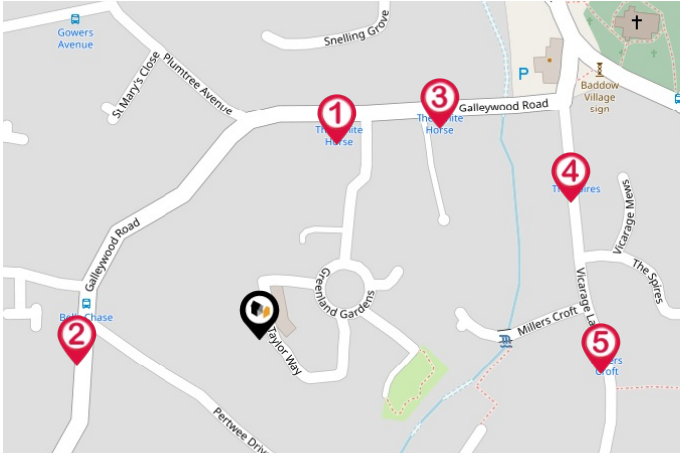
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Larkrise Primary School	Good	180	0.34 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodcroft Nursery School	Good	116	0.34 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Baddow Hall Infant School	Good	175	0.42 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Baddow Hall Junior School	Good	229	0.42 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Great Baddow High School	Good	1483	0.52 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Beehive Lane Community Primary School	Outstanding	211	0.74 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadgate Primary School	Good	202	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Sandon School	Good	1236	0.8 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Moulsham High School	Good	1530	1.25 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Moulsham Infant School	Good	285	1.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Moulsham Junior School	Good	651	1.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Mildmay Infant and Nursery School	-	291	1.3 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mildmay Junior School	Requires improvement	348	1.3 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Galleywood Infant School	Outstanding	175	1.34 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Michael's Church of England Voluntary Aided Junior Sch...	Good	226	1.34 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Oaklands Infant School	-	175	1.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Clarity Independent School	Requires improvement	9	1.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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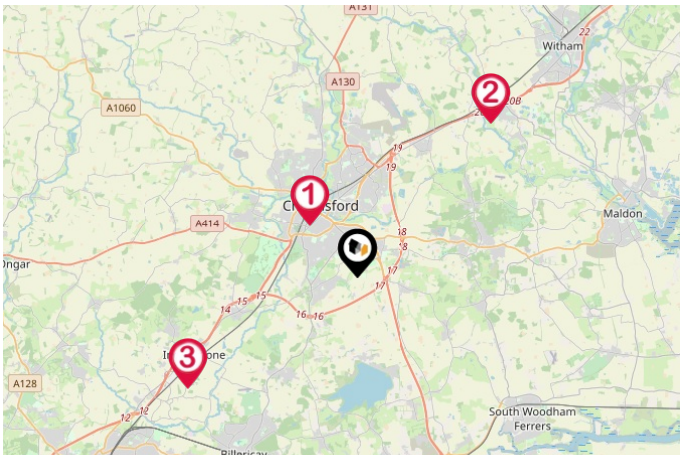
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - The White Horse | 0.1 miles
- 2 - Bells Chase | 0.08 miles
- 3 - The White Horse | 0.13 miles
- 4 - The Spires | 0.16 miles
- 5 - Millers Croft | 0.16 miles



### NATIONAL RAIL STATIONS

- 1 - Chelmsford Rail Station | 2.01 miles
- 2 - Hatfield Peverel Rail Station | 6.09 miles
- 3 - Ingatestone Rail Station | 5.86 miles

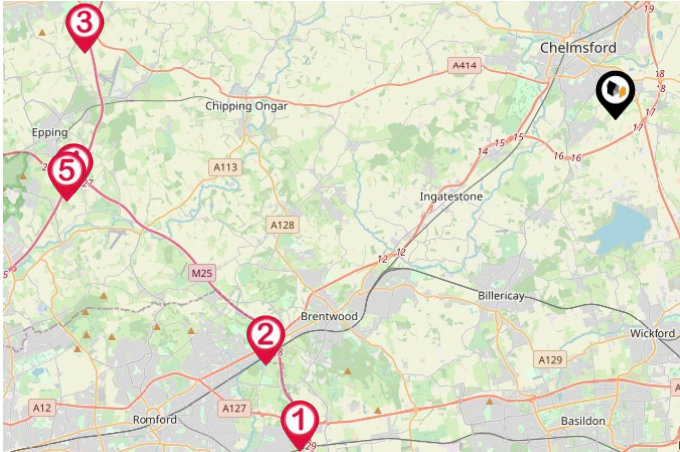
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# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M25 J29 | 13.35 miles
- 2 - M25 J28 | 12.46 miles
- 3 - M11 J7 | 15.58 miles
- 4 - M11 J6 | 15.95 miles
- 5 - M25 J27 | 16.18 miles

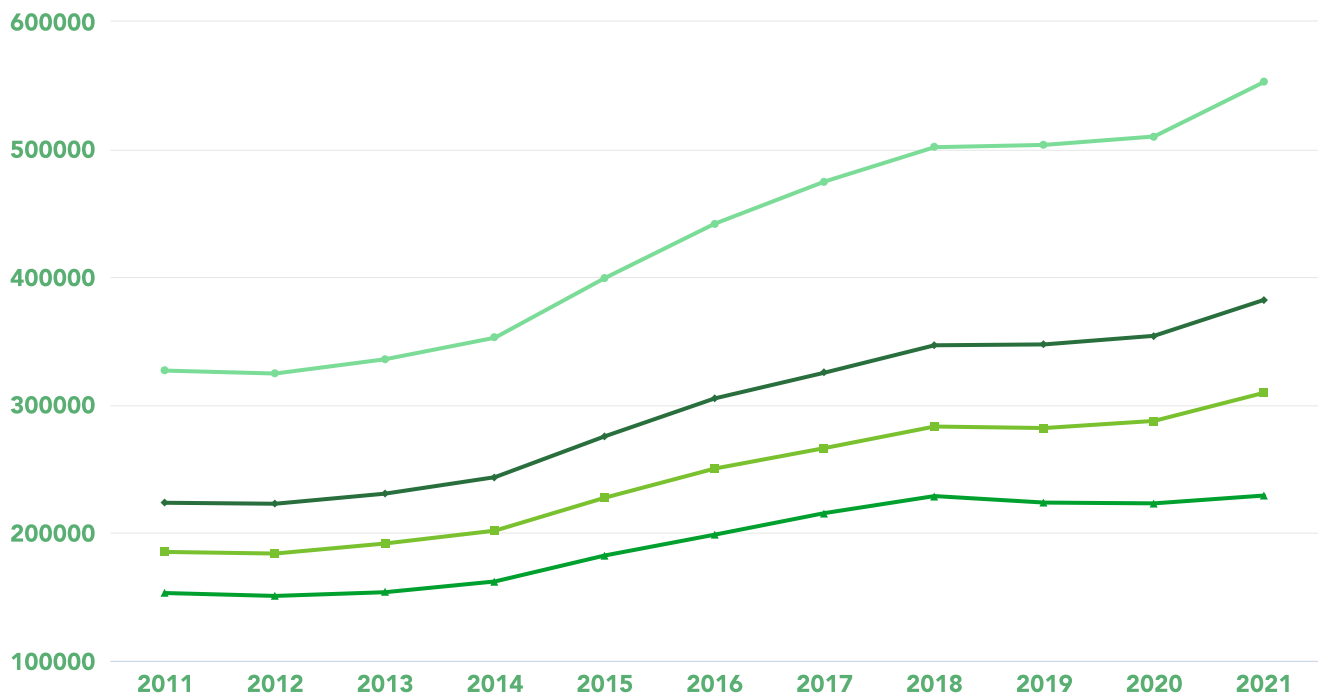
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR CM2

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 49.82%



**TERRACED**  
+ 67.21%



**SEMI-DETACHED**  
+ 70.95%



**DETACHED**  
+ 69.02%

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# BOND RESIDENTIAL

## Financial Services

We understand that every client has different financial needs and requirements

For this reason we recommend the services of an Experienced Mortgage Adviser to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Mortgage Advisers who will carefully assess your personal circumstances and needs and then help you find the very best product available.

Whatever the reason for your mortgage, our advisers can help. This is very important to us as we believe passionately that our clients should receive the best possible financial advice.

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