

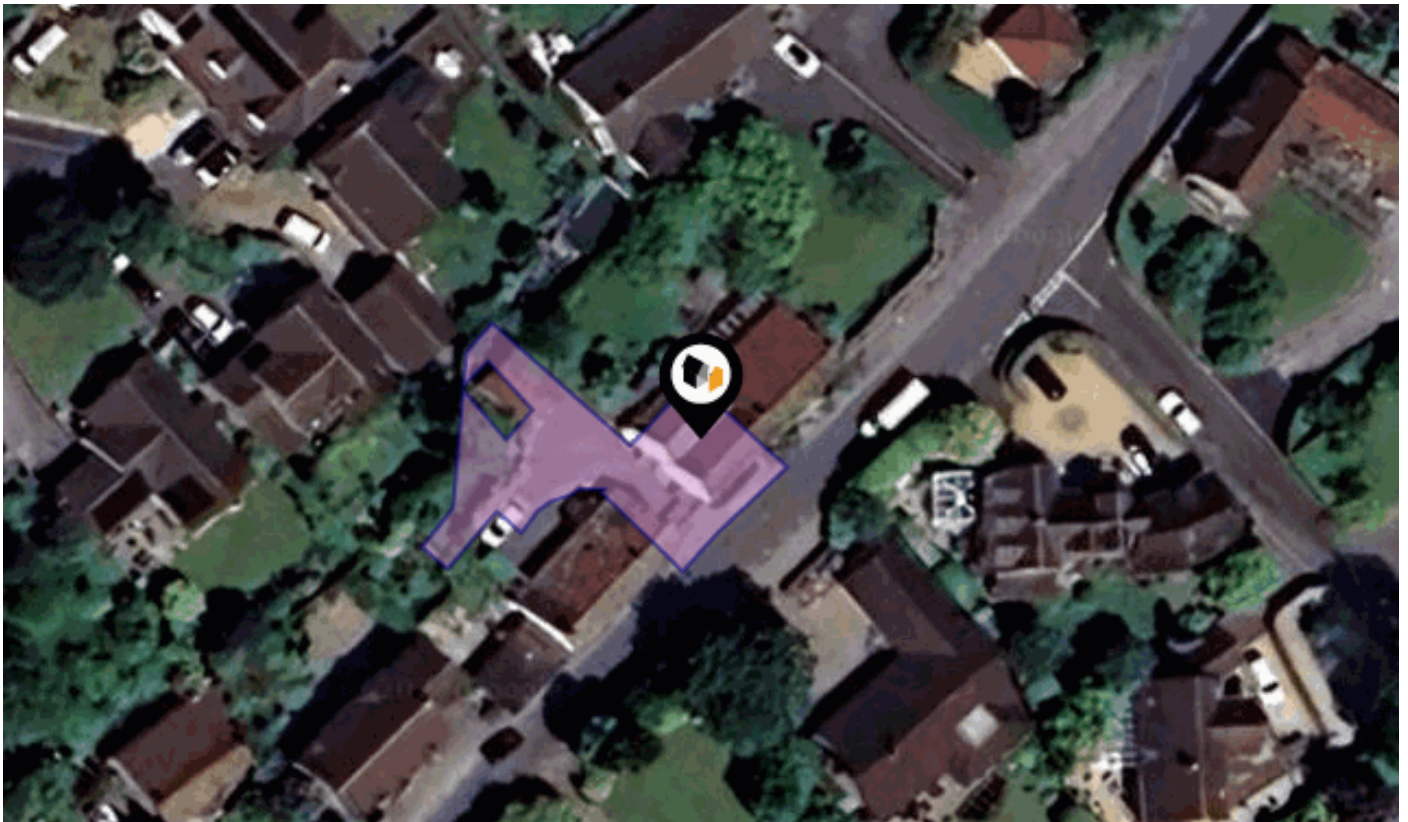


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th December 2024



PILCORN STREET, WEDMORE, BS28

Cooper and Tanner

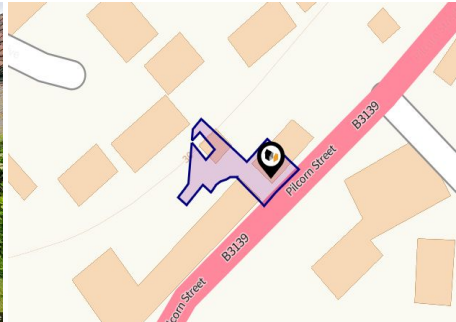
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST88480		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	40 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 have been no adaptations made to the property for accessibility requirements during the ownership.

Restrictive Covenants

We have been made aware this property does not 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)

Access Rights for neighbouring property across driveway to garage and driveway

Construction Type

The vendor has made us aware that, to the best of their knowledge, there is nothing unusual about the construction of the property

Property Lease Information (if applicable)

Listed Building Information (if applicable)

Management Fees or similar

Electricity

The vendor has made us aware that the property is connected to mains electricity

Gas

The vendor has made us aware that the property is connected to mains gas

Heating

The vendor has made us aware that the property is heated by gas central heating

Water

The vendor has made us aware that the property is connected to a mains water supply

Drainage

The vendor has made us aware that the property is connected to mains drainage

Planning records for: *Cornerways, Pilcorn Street, Wedmore, BS28 4AW*

Reference - 50/17/00022	
Decision:	Granted Permission
Date:	17th March 2017
Description:	Erection of a shed.

Planning records for: *Easdale Pilcorn Street Wedmore Somerset BS28 4AW*

Reference - 24/01136/TPO	
Decision:	-
Date:	10th May 2024
Description:	Application to Fell No. 1 Tree as shown within the South Somerset District Council (YEOV 7) 2000 Tree Preservation Order.

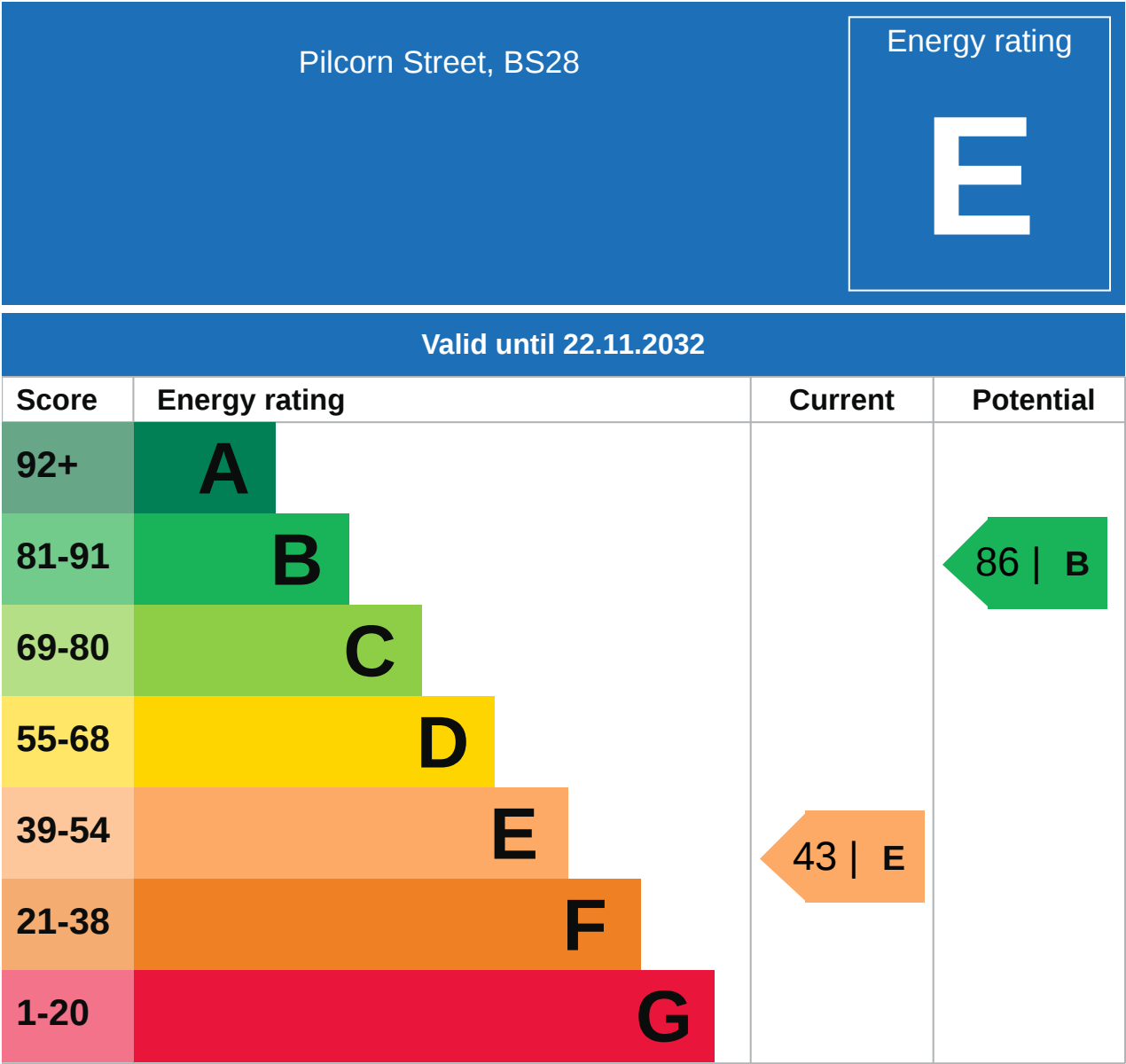
Reference - 50/24/00029	
Decision:	-
Date:	10th May 2024
Description:	Fell 2No. Cherry (T1 & T2)

Planning records for: *Pippins, Pilcorn Street, Wedmore, BS28 4AW*

Reference - 50/12/00062	
Decision:	Granted Permission
Date:	10th July 2012
Description:	Reduce crown of 1 conifer (T1) and 1 Holly (T2) by 40%. Fell 3 conifers (T3, T4 & T6). Reduce crowns of 2 Prunus (T5 & T7) by 40%.

Planning records for: *The Grange, Pilcorn Street, Wedmore, BS28 4AW*

Reference - 50/08/00117	
Decision:	Granted Permission
Date:	23rd October 2008
Description:	Reduce height to 3.3m of 1 Acacia



Property EPC - Additional Data

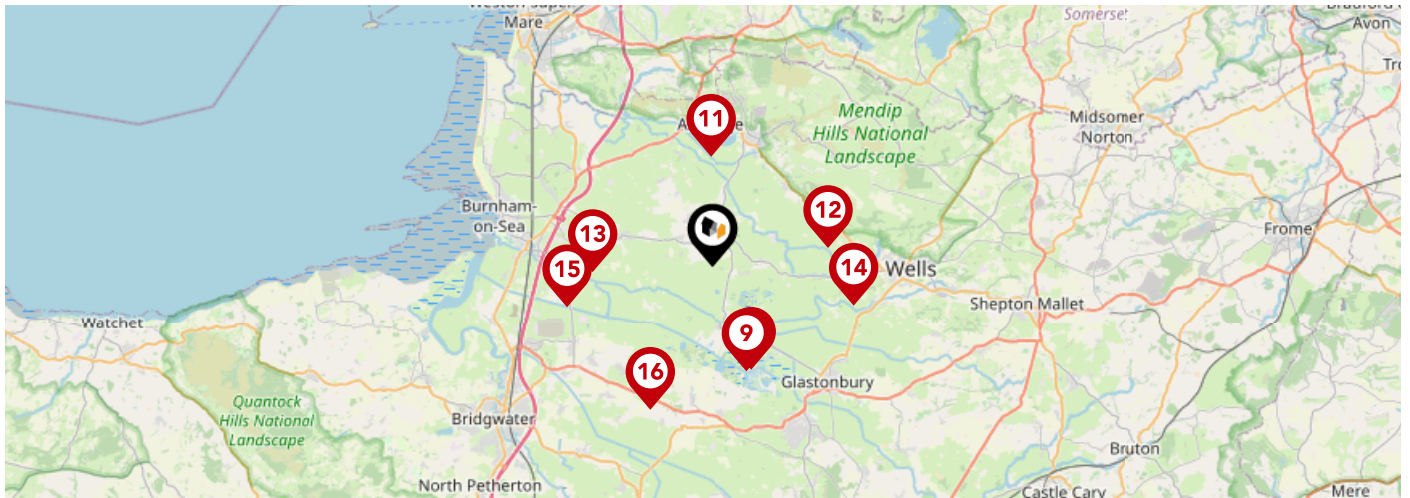
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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	107 m ²



		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

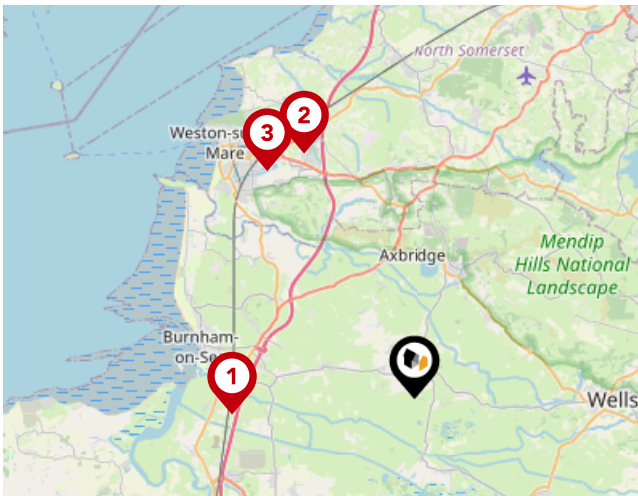


		Nursery	Primary	Secondary	College	Private
9	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:4.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Lawrence's CoFE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

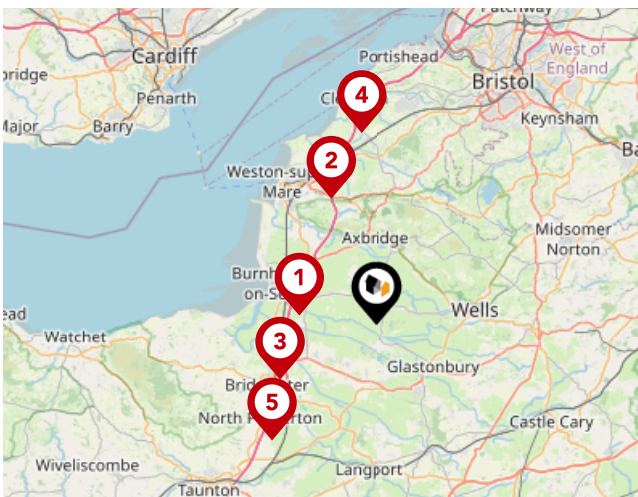
Transport (National)

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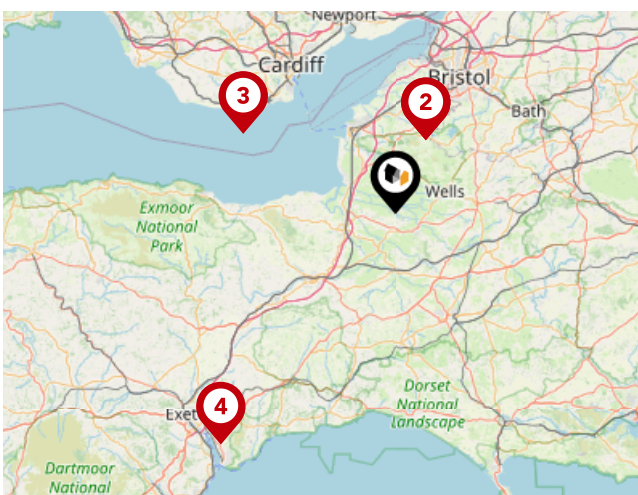
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.81 miles
2	Worle Rail Station	9.98 miles
3	Weston Milton Rail Station	10.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.8 miles
2	M5 J21	9.9 miles
3	M5 J23	8.25 miles
4	M5 J20	14.27 miles
5	M5 J24	11.55 miles



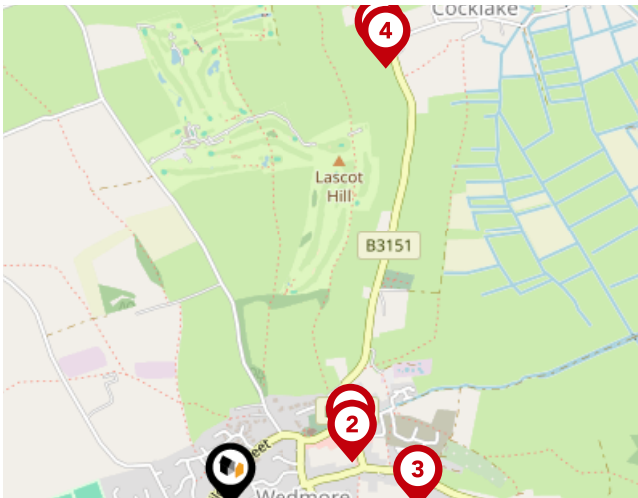
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.98 miles
2	Felton	11.98 miles
3	Cardiff Airport	25.58 miles
4	Exeter Airport	43.11 miles

Area

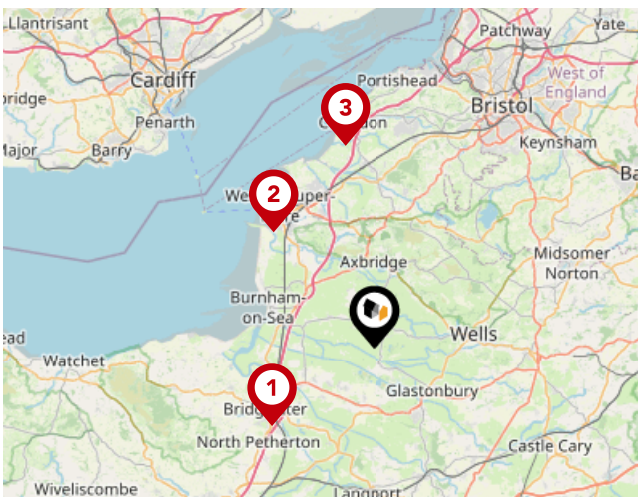
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	The Swan Inn	0.31 miles
2	The Borough Yard	0.3 miles
3	Combe Batch Rise	0.44 miles
4	The Post Office	1.08 miles
5	The Post Office	1.09 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.58 miles
2	Weston-super-Mare Knightstone Harbour	11.44 miles
3	Clevedon Pier	15.2 miles

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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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