

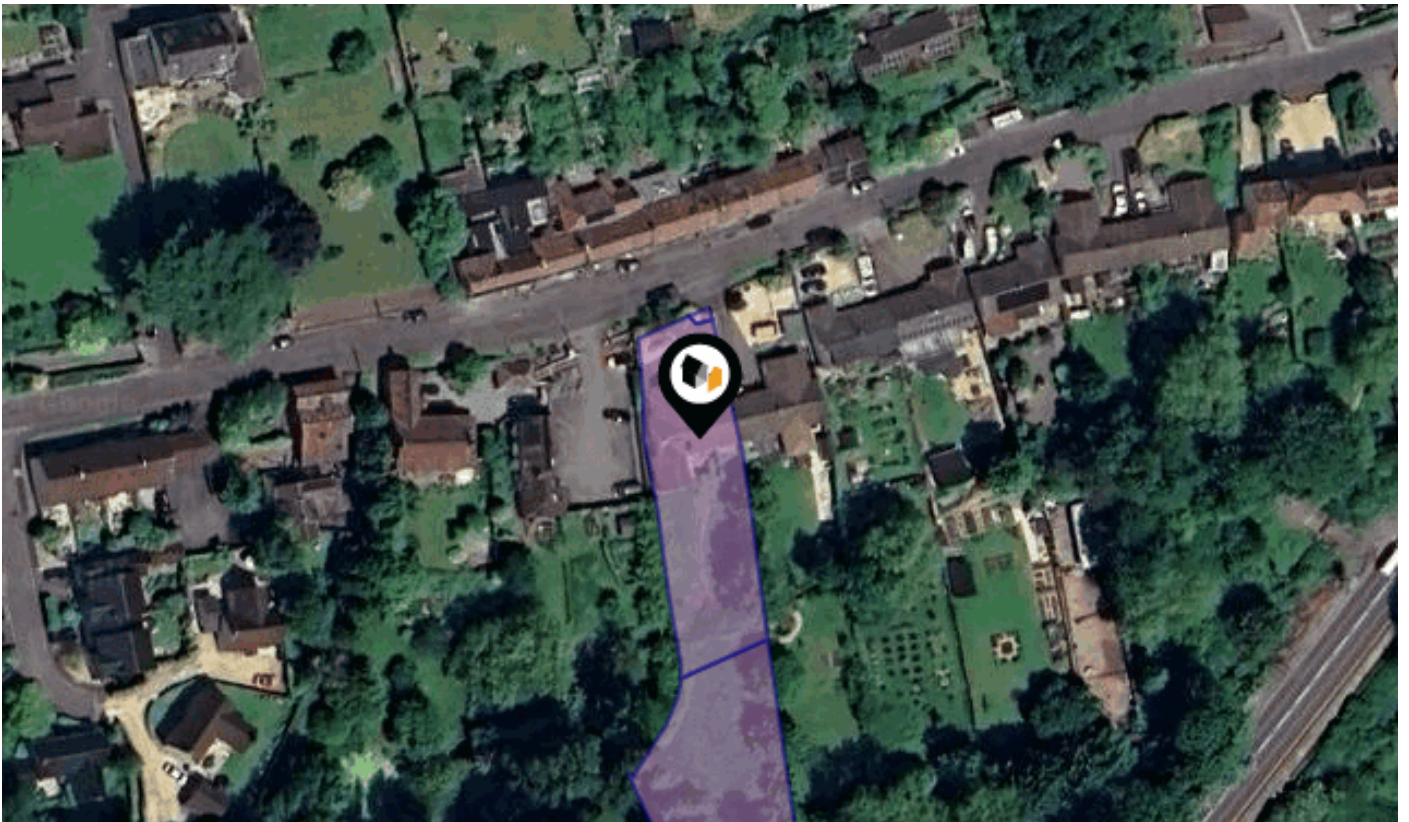


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th November 2024



**CARABINE, OLD COACH ROAD, CROSS, AXBRIDGE, BS26
2EF**

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

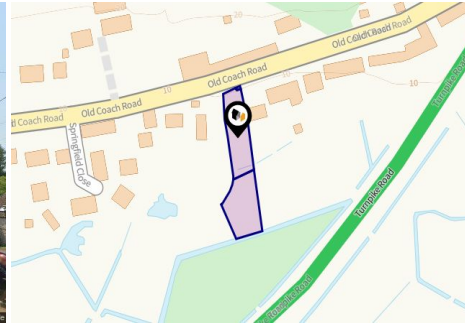
cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type: Semi-Detached
Bedrooms: 5
Floor Area: 1,625 ft² / 151 m²
Plot Area: 0.44 acres
Council Tax : Band E
Annual Estimate: £2,771
Title Number: ST178165
UPRN: 100040879566


Last Sold Date: 08/10/1999
Last Sold Price: £110,000
Last Sold £/ft²: £67
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s
80 mb/s
1000 mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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2EF

Energy rating

D

Valid until 13.11.2034

Certificate number
7434-1929-4409-0324-3292

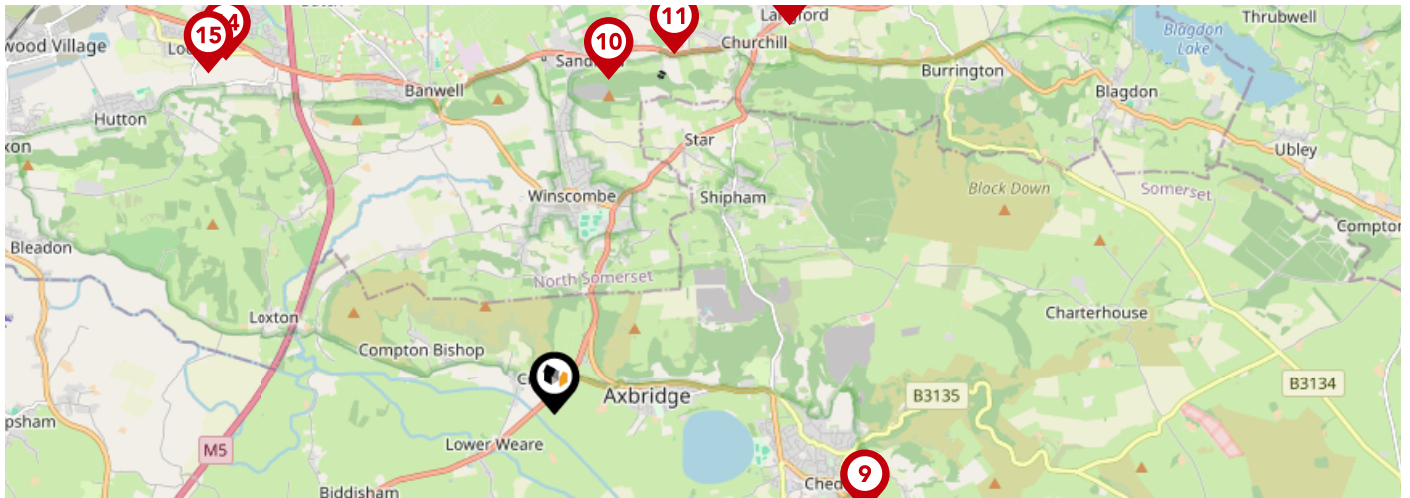
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	151 m ²



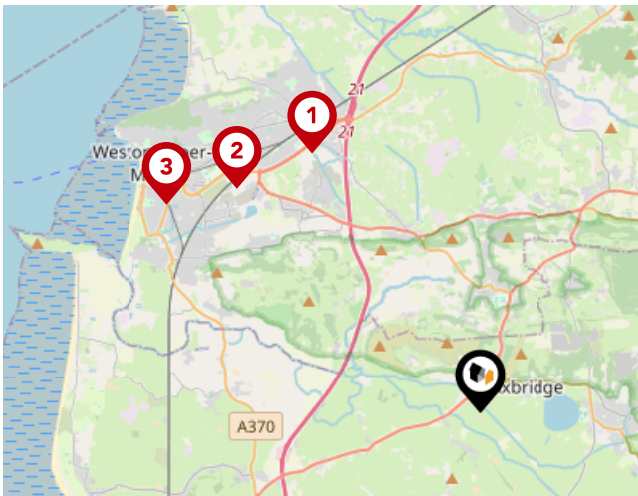
		Nursery	Primary	Secondary	College	Private
1	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:3.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:3.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:4.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance:4.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Locking Primary School Ofsted Rating: Good Pupils: 281 Distance:4.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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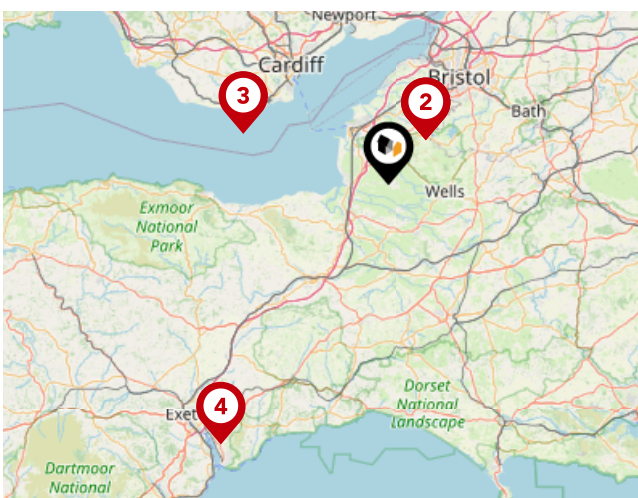
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	5.72 miles
2	Weston Milton Rail Station	6.13 miles
3	Weston-super-Mare Rail Station	6.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	5.55 miles
2	M5 J22	6.01 miles
3	M5 J20	9.91 miles
4	M5 J23	10.45 miles
5	M5 J19	14.12 miles

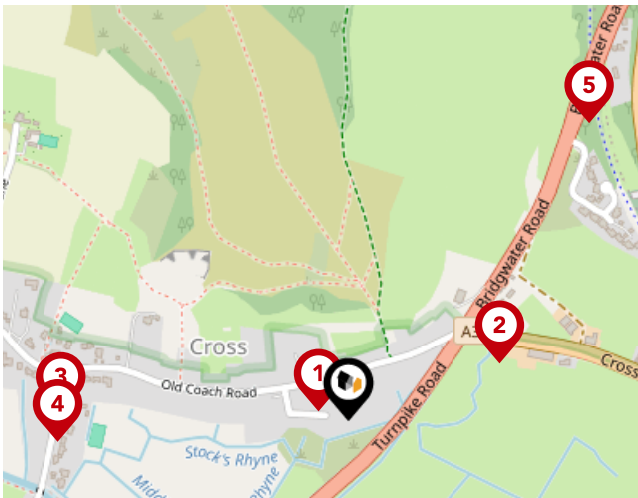


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	8.7 miles
2	Felton	8.7 miles
3	Cardiff Airport	22.97 miles
4	Exeter Airport	46.08 miles

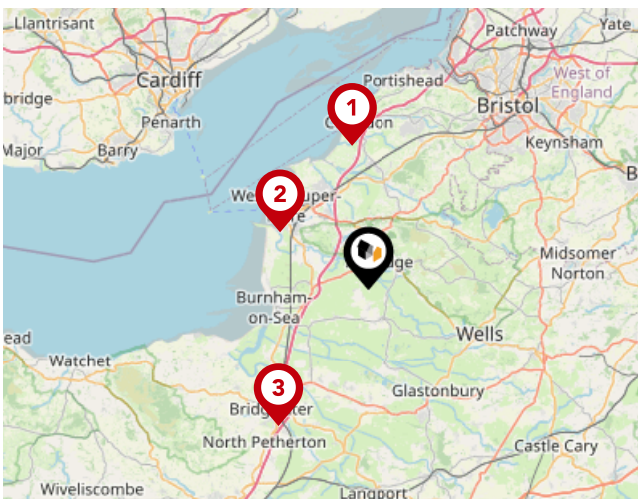
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The White Hart	0.04 miles
2	Cross	0.19 miles
3	Crossways House	0.33 miles
4	The Bus Shelter	0.34 miles
5	Shute Shelve Hill	0.44 miles



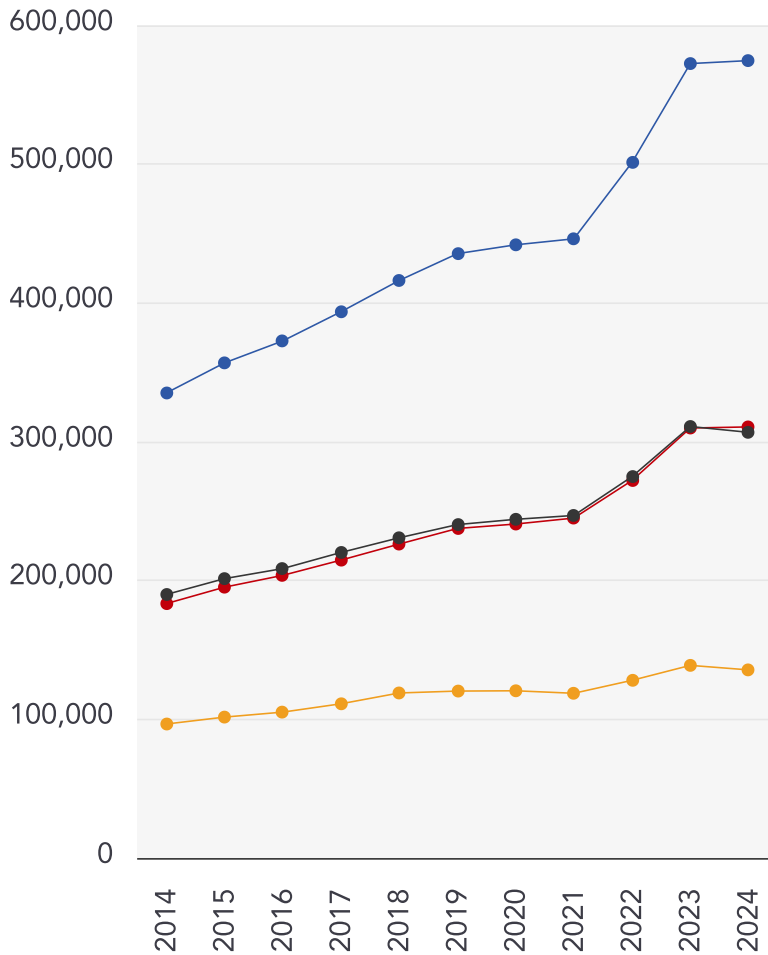
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	10.79 miles
2	Weston-super-Mare Knightstone Harbour	7.85 miles
3	Bridgwater Ferry Terminal	12.1 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS26



Detached

+71.47%

Terraced

+61.53%

Semi-Detached

+69.44%

Flat

+40.39%

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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

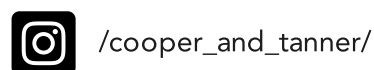


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

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.



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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