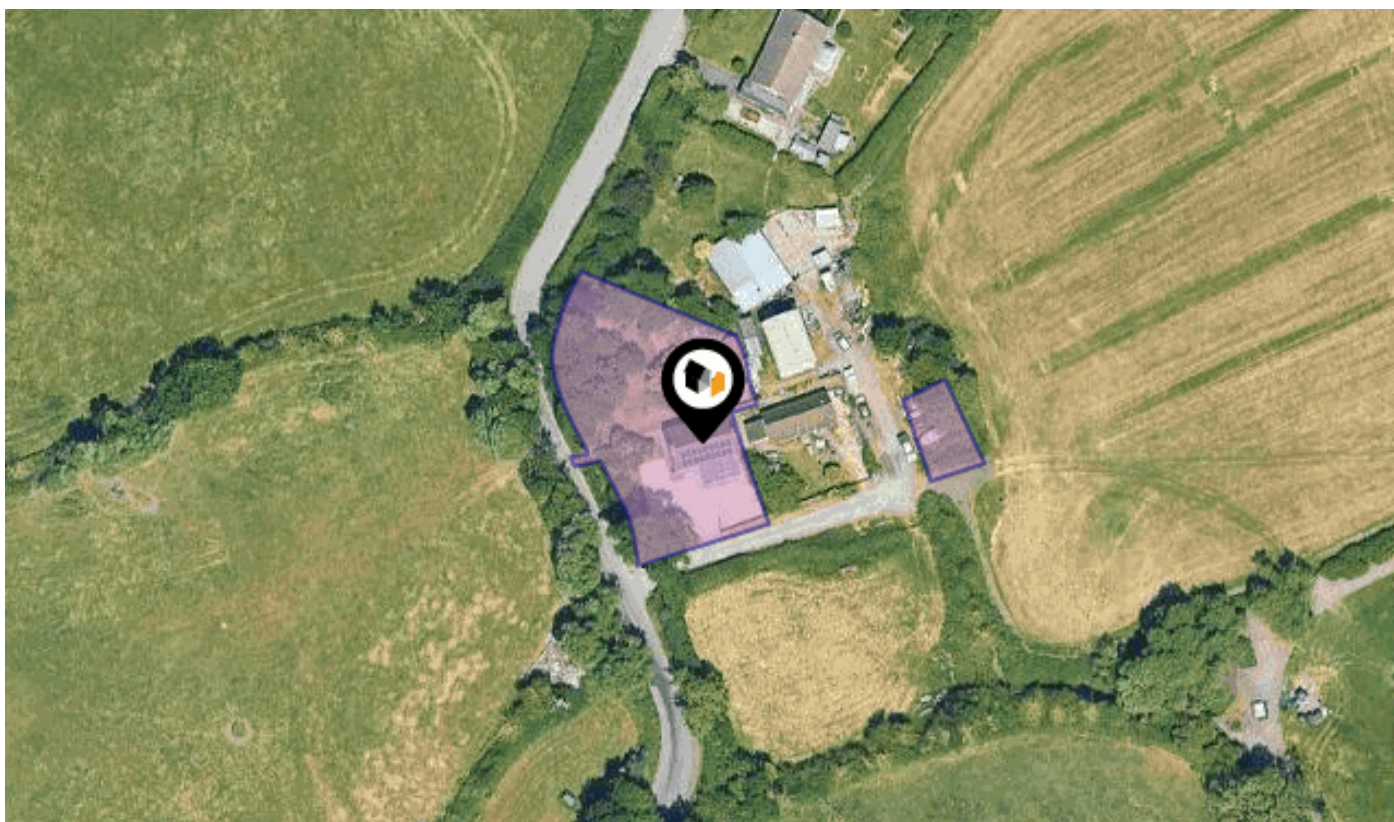




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



GRANGE FARM, PUXTON, HEWISH, WESTON-SUPER-MARE, BS24 6TP

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

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Property Overview

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Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.32 acres
Council Tax :	Band E
Annual Estimate:	£2,647
Title Number:	ST214412
UPRN:	24037520

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

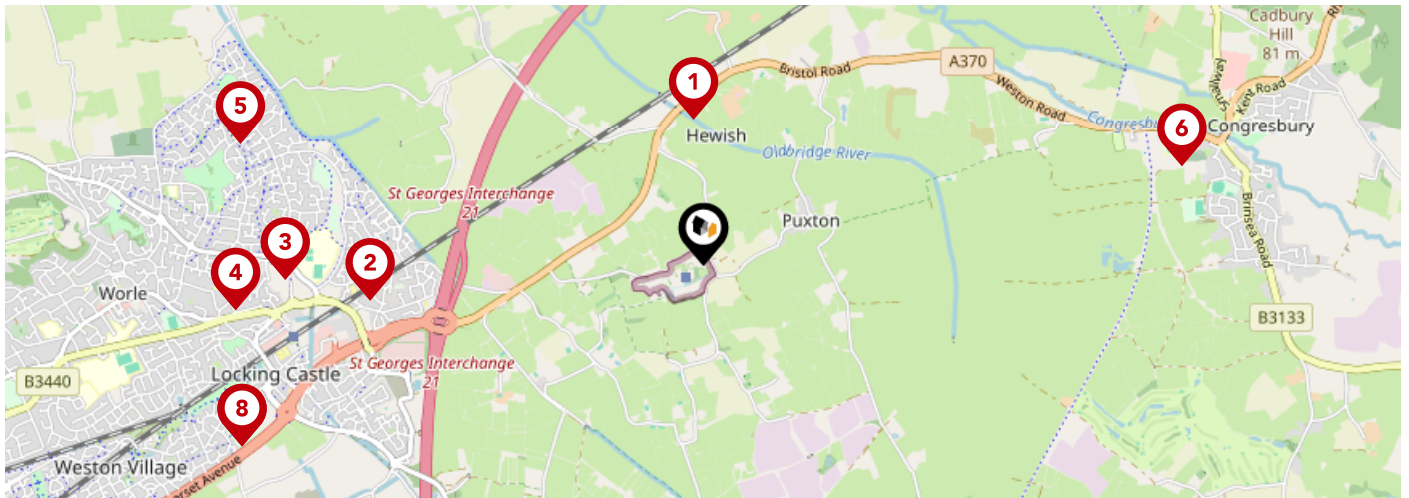
7	-
mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

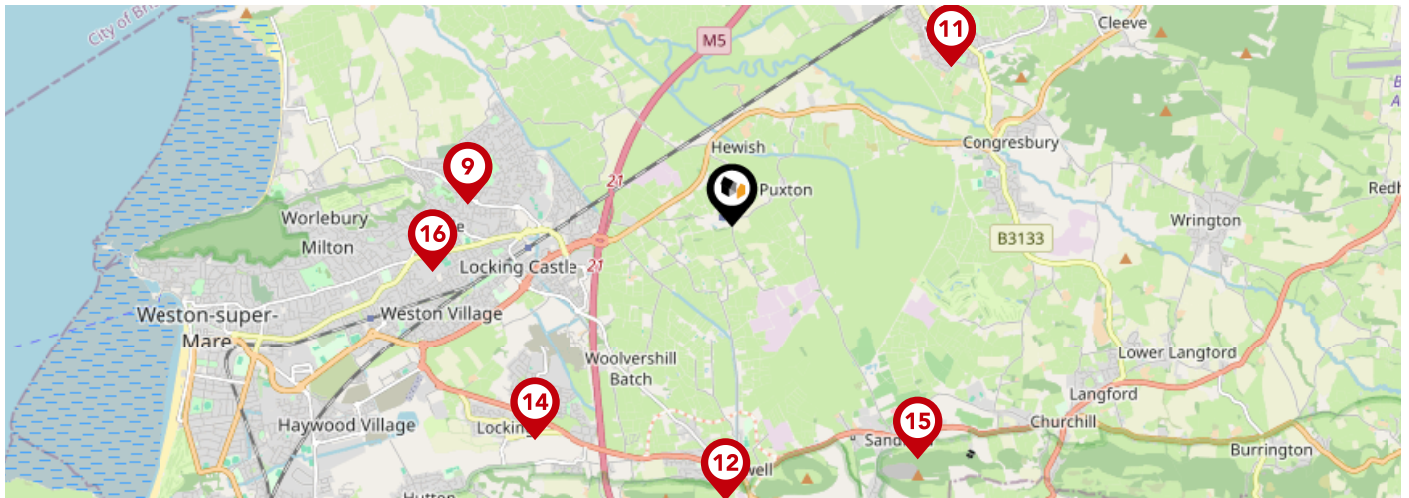


Satellite/Fibre TV Availability:





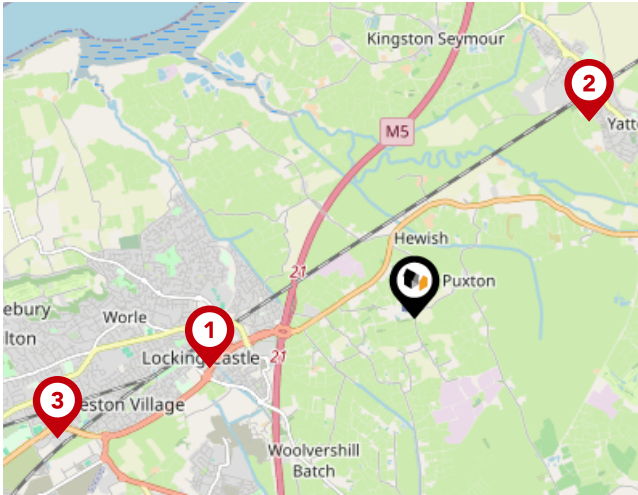
		Nursery	Primary	Secondary	College	Private
1	St Anne's Church Academy Ofsted Rating: Good Pupils: 385 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Georges Church School Ofsted Rating: Good Pupils: 230 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Priory Community School Ofsted Rating: Good Pupils: 1502 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Becket Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Castle Batch Primary School Academy Ofsted Rating: Good Pupils: 421 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heron's' Moor Academy Ofsted Rating: Good Pupils: 462 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Baytree School Ofsted Rating: Good Pupils: 87 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Mark's Ecumenical Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 400 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Yatton Infant School Ofsted Rating: Good Pupils: 176 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Yatton Church of England Junior School Ofsted Rating: Good Pupils: 333 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chestnut Park Primary Ofsted Rating: Outstanding Pupils: 108 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mendip Green Primary School Ofsted Rating: Good Pupils: 623 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

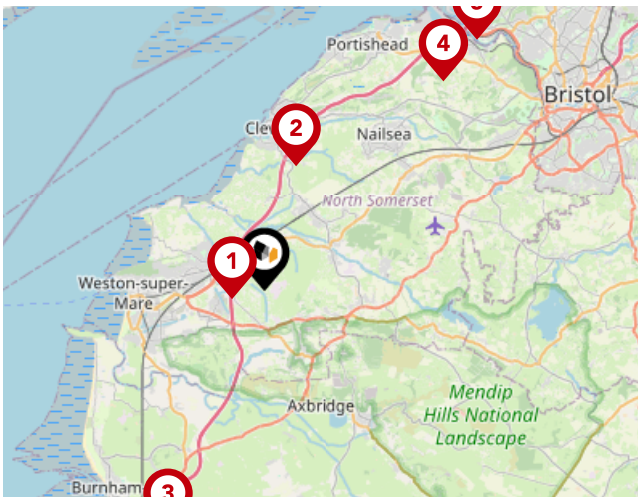
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	1.96 miles
2	Yatton Rail Station	2.44 miles
3	Weston Milton Rail Station	3.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	1.21 miles
2	M5 J20	4.79 miles
3	M5 J22	9.57 miles
4	M5 J19	10.22 miles
5	M5 J18	12.2 miles



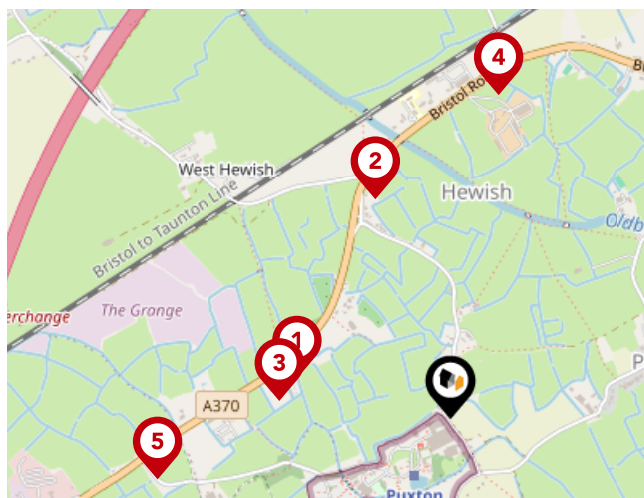
Airports/Helipads

Pin	Name	Distance
1	Felton	6.84 miles
2	Bristol Airport	6.84 miles
3	Cardiff Airport	20.58 miles
4	Staverton	47.29 miles

Area

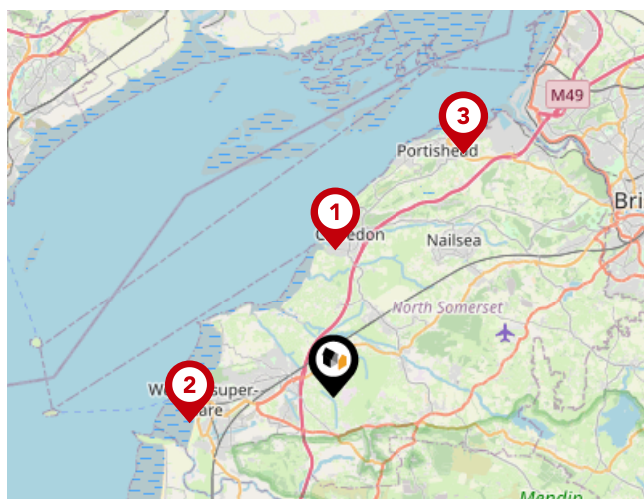
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Weston Road	0.37 miles
2	Wick Road	0.54 miles
3	Weston Road	0.4 miles
4	Full Quart	0.76 miles
5	Puxton Park	0.69 miles



Ferry Terminals

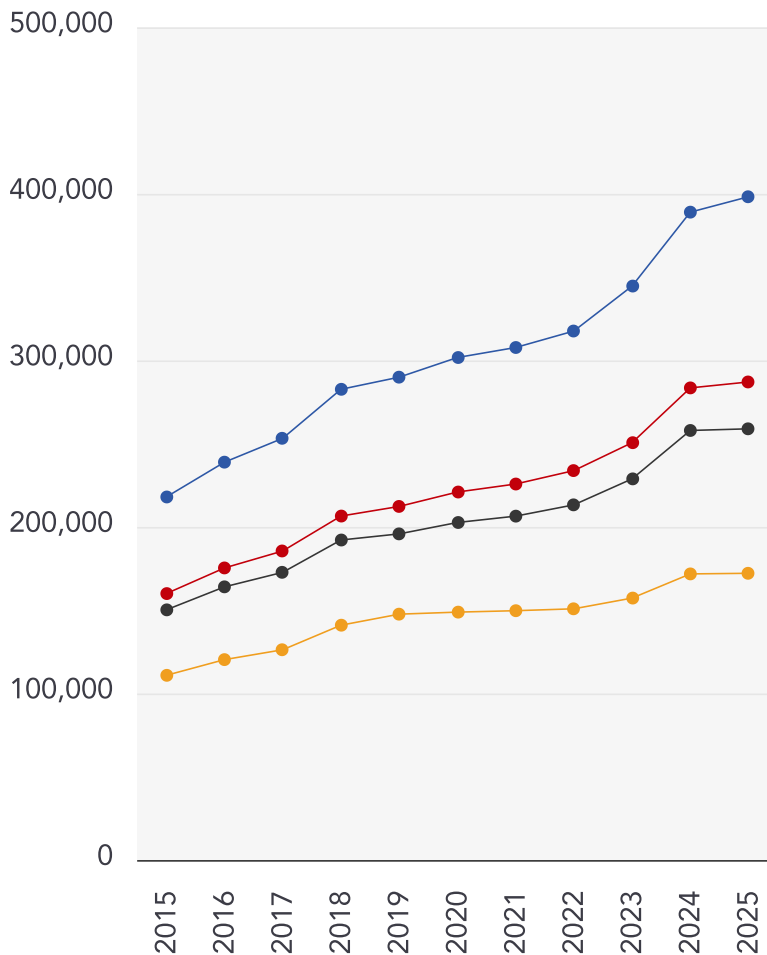
Pin	Name	Distance
1	Clevedon Pier	5.47 miles
2	Weston-super-Mare Knightstone Harbour	5.43 miles
3	Portishead Pier	10.19 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in BS24



Detached

+82.69%

Semi-Detached

+79.41%

Terraced

+72.35%

Flat

+55.23%

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

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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