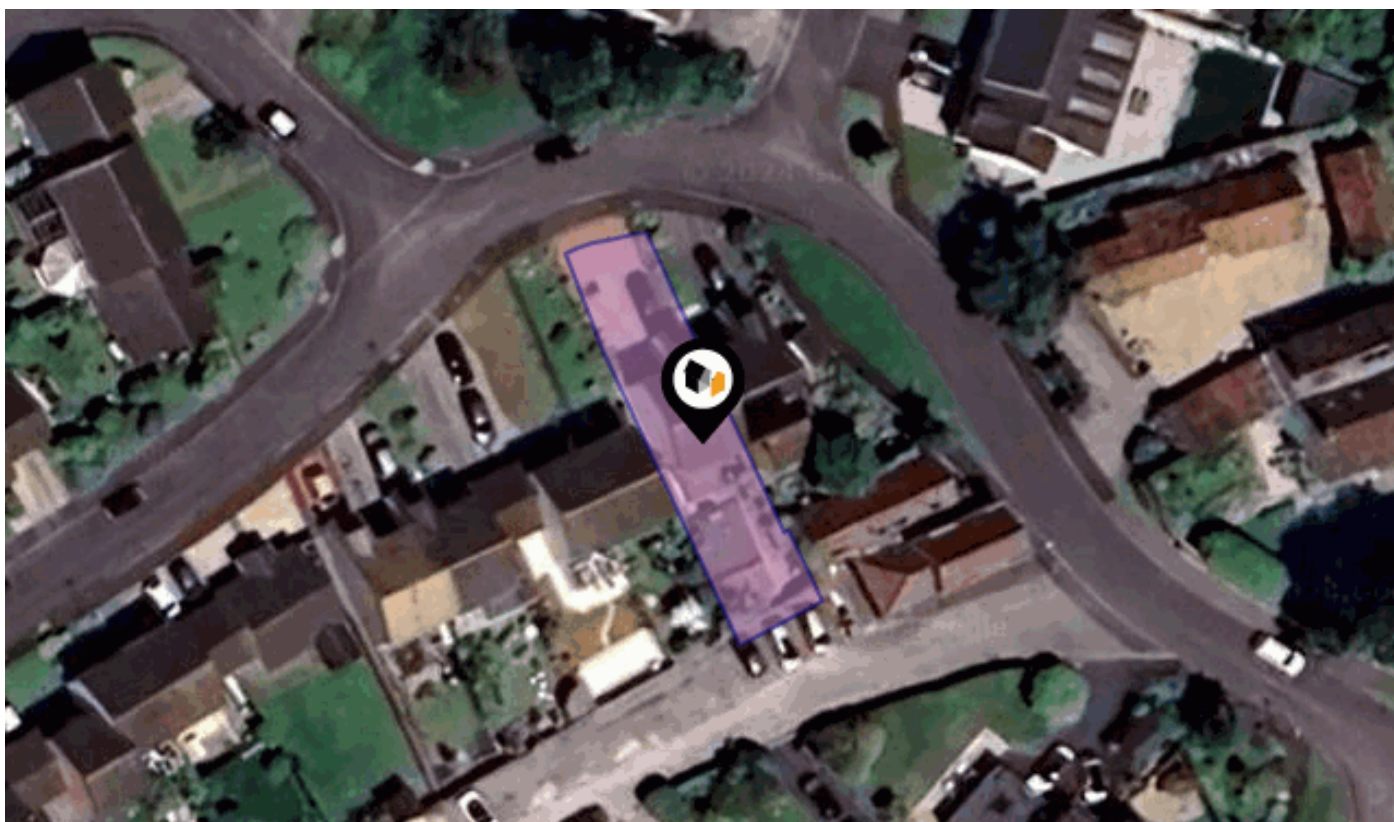




MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th December 2024



ST. MEDARD ROAD, WEDMORE, BS28

Cooper and Tanner

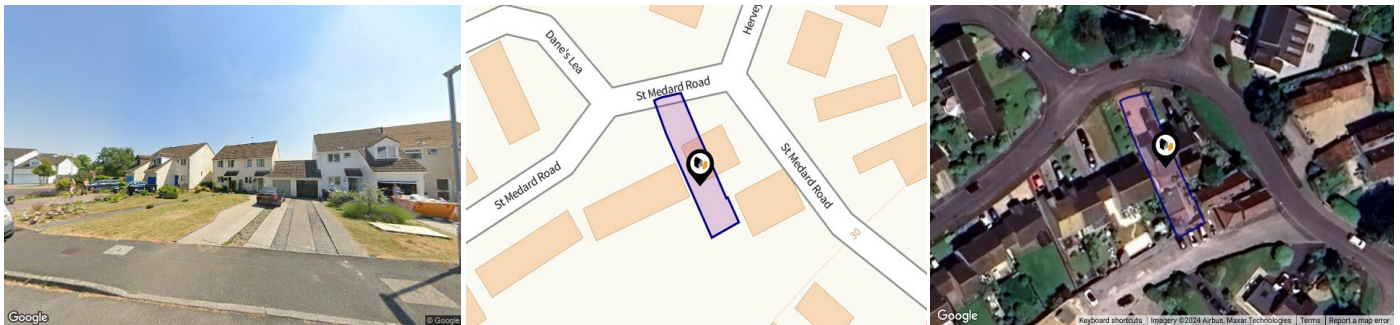
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST28047		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

28 **1000**
mb/s 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 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)

None across the property

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: *29 St Medard Road Wedmore BS28 4AY*

Reference - 24/00832/P3MA

Decision: -

Date: 02nd April 2024

Description:

Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3); Conversion of Opticians to 1 x 3 bedroom house.

Reference - 50/24/00017

Decision: -

Date: 02nd April 2024

Description:

Crown reduce height/spread of 1No. Norway Maple (T1) (TPO Ref T1) by approx 0.75m back to previous pruning points

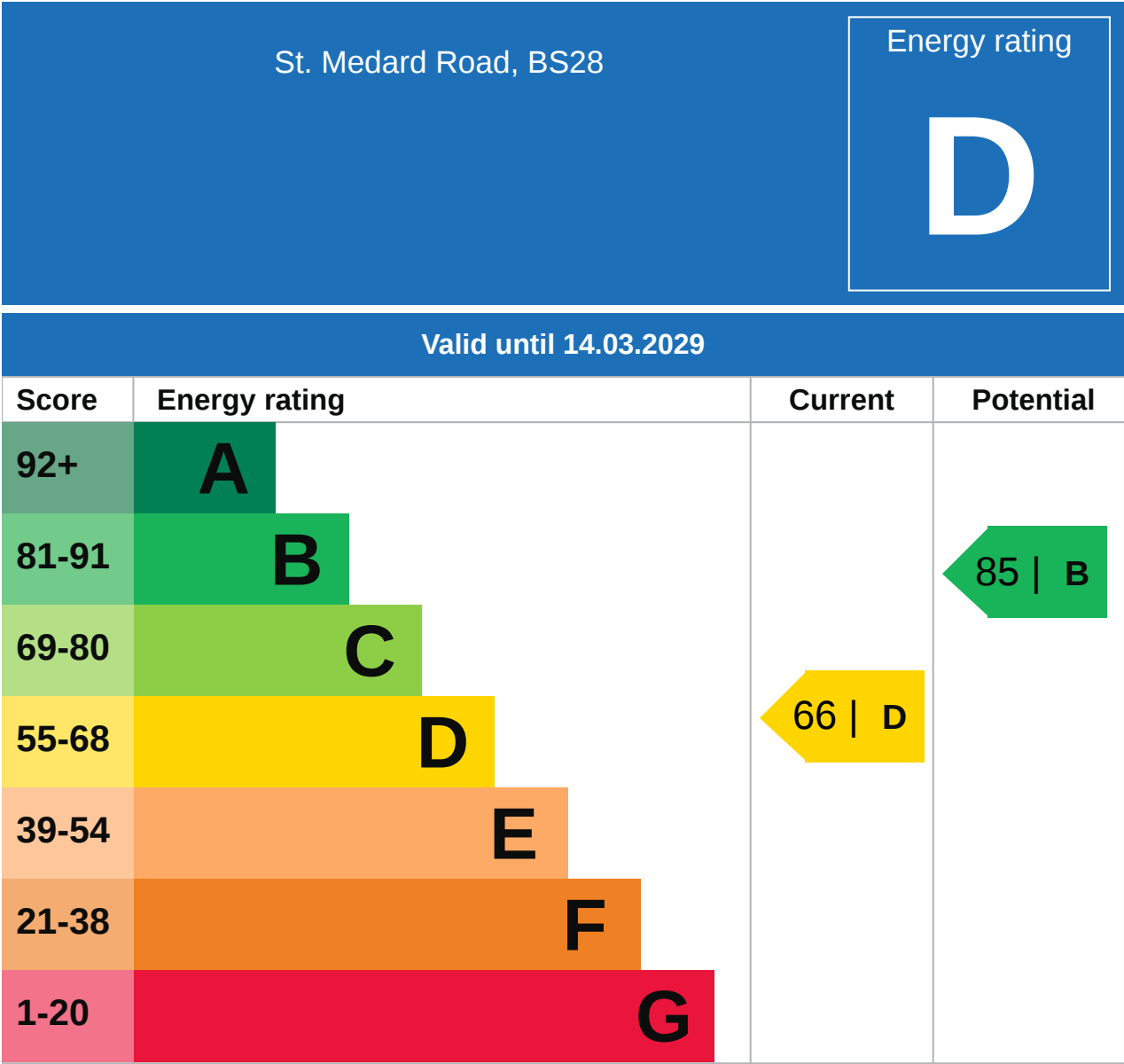
Reference - 51/24/0004

Decision: -

Date: 02nd April 2024

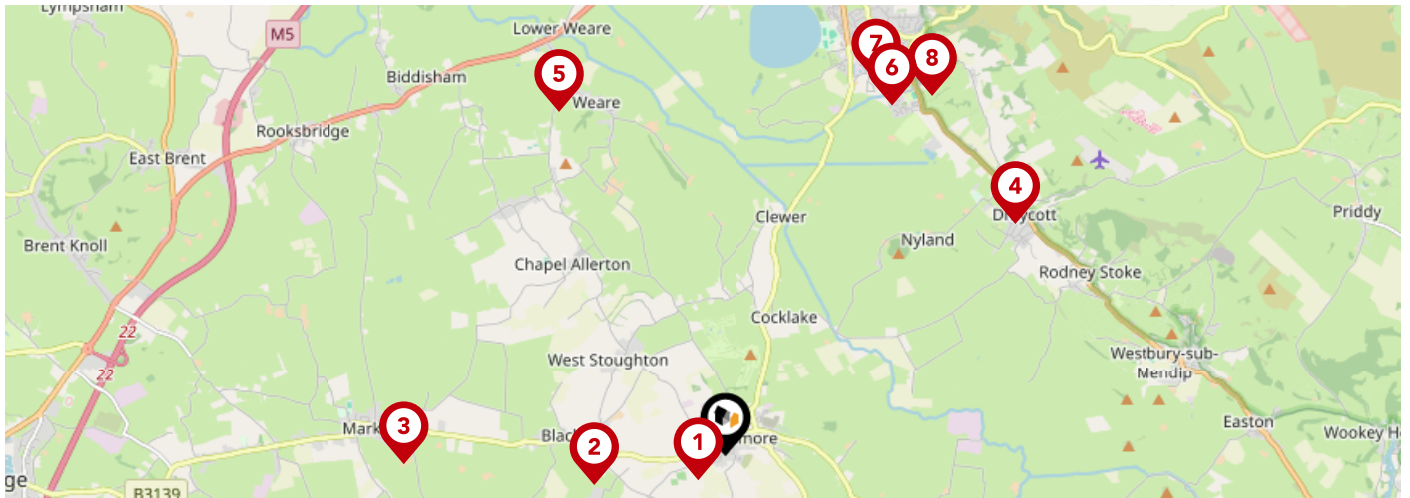
Description:

Erection of extension to garage for workshop and car port with alterations to roof and installation of 3 No, rooflights at Stathe Court Farmhouse, Bullplace Bridge Road, Stathe

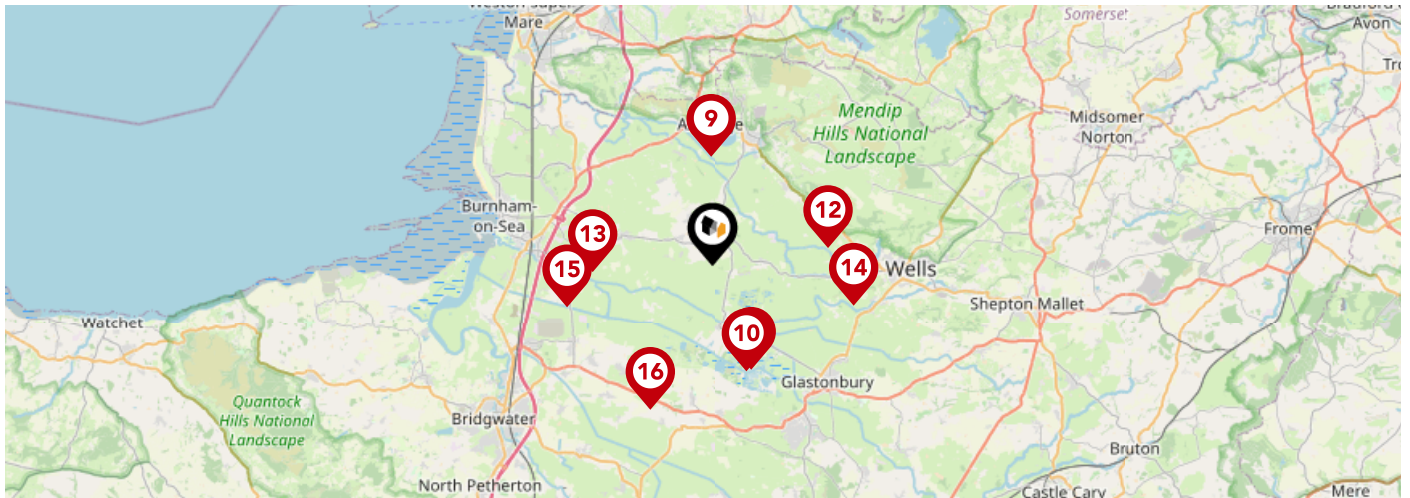


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²



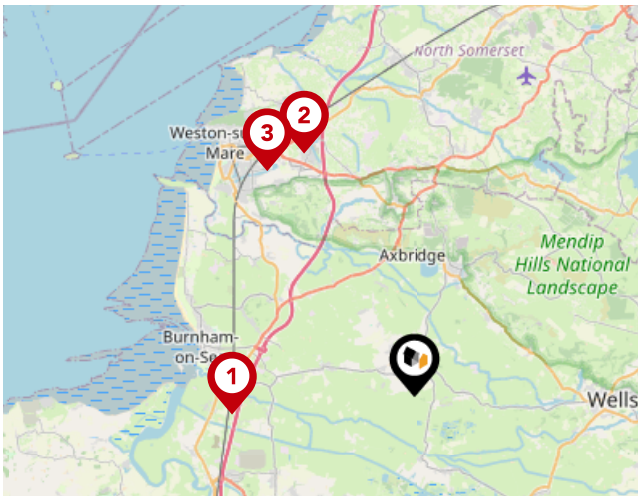
		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.25	<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:2.99	<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:3.45	<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:3.55	<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:3.61	<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:3.75	<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:3.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:4.13	<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:4.32	<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:4.47	<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:5.41	<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:5.64	<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:5.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

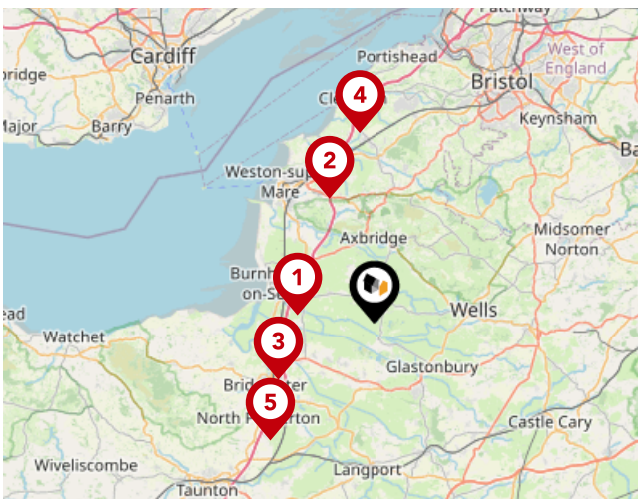
Area Transport (National)

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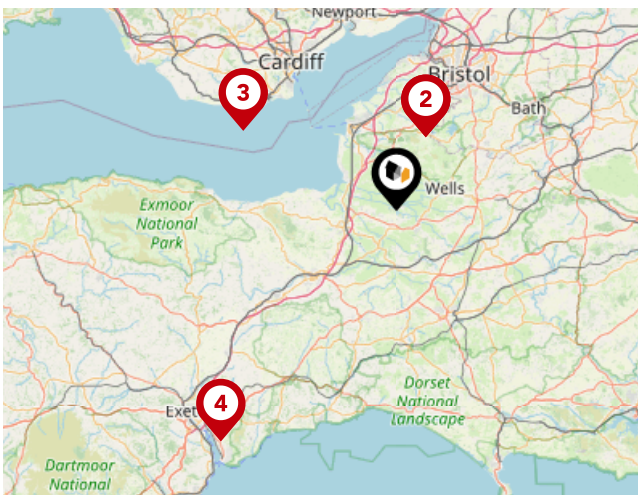
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.84 miles
2	Worle Rail Station	9.92 miles
3	Weston Milton Rail Station	10.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.81 miles
2	M5 J21	9.84 miles
3	M5 J23	8.31 miles
4	M5 J20	14.19 miles
5	M5 J24	11.62 miles

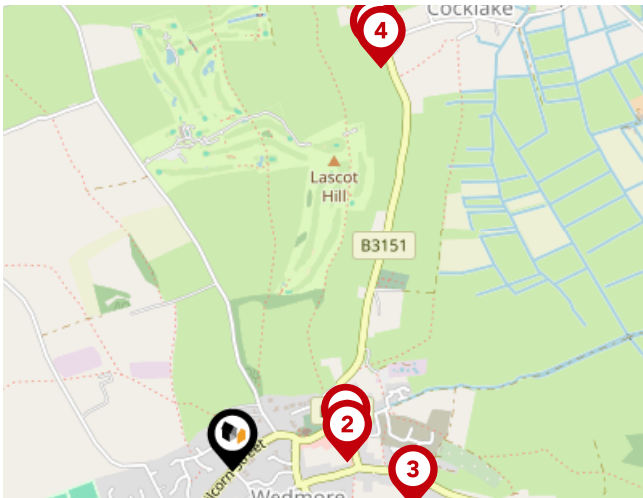


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.9 miles
2	Felton	11.9 miles
3	Cardiff Airport	25.56 miles
4	Exeter Airport	43.19 miles

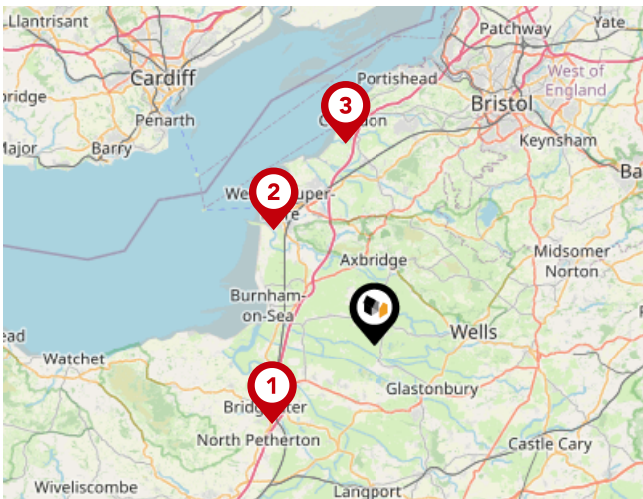
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Swan Inn	0.27 miles
2	The Borough Yard	0.27 miles
3	Combe Batch Rise	0.43 miles
4	The Post Office	1 miles
5	The Post Office	1.01 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.64 miles
2	Weston-super-Mare Knightstone Harbour	11.39 miles
3	Clevedon Pier	15.12 miles

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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.

Cooper and Tanner

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