



# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 08<sup>th</sup> October 2024**



**1 CULVERWELL COTTAGES, PILTON, SHEPTON MALLET,  
BA4 4DG**

## Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,517 ft <sup>2</sup> / 141 m <sup>2</sup>		
<b>Plot Area:</b>	0.15 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,267		
<b>Title Number:</b>	ST44381		
<b>UPRN:</b>	250018260		

## Local Area

<b>Local Authority:</b>	Somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address

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Planning records for: *1 Culverwell Cottages, Pilton, Shepton Mallet, BA4 4DG*

<b>Reference - 105681/004</b>
<b>Decision:</b> Refusal
<b>Date:</b> 07th June 2007
<b>Description:</b> Erect porch and first floor extension to front (DEL)

# Property EPC - Certificate

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1 Culverwell Cottages, Pilton, BA4 4DG

Energy rating

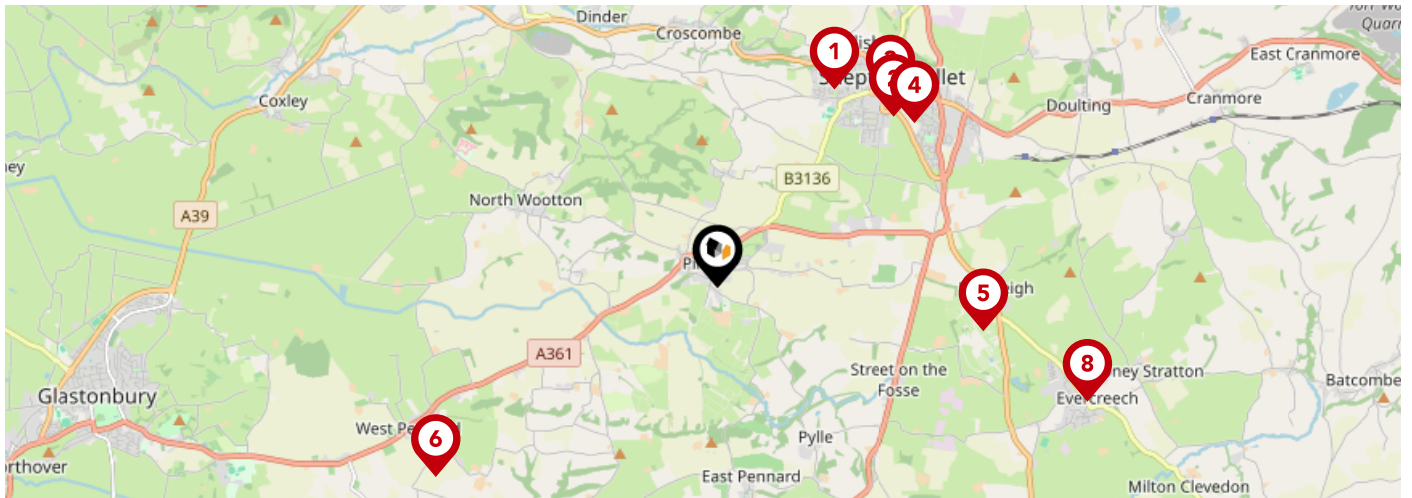
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Valid until 14.02.2034

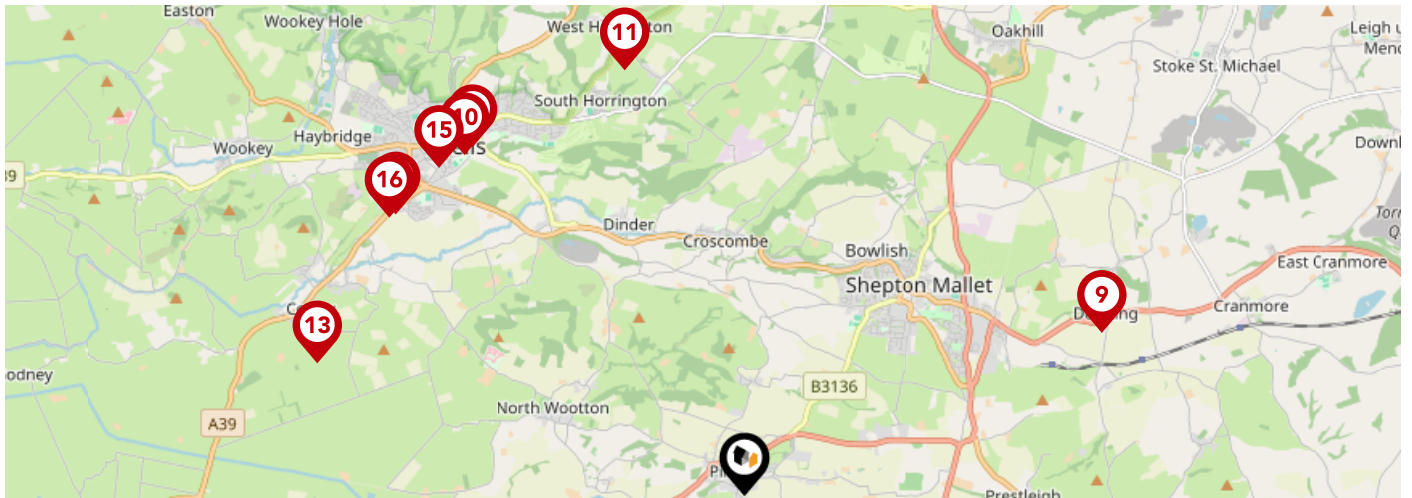
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters, Boiler and radiators, dual fuel (mineral and wood)
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	141 m <sup>2</sup>

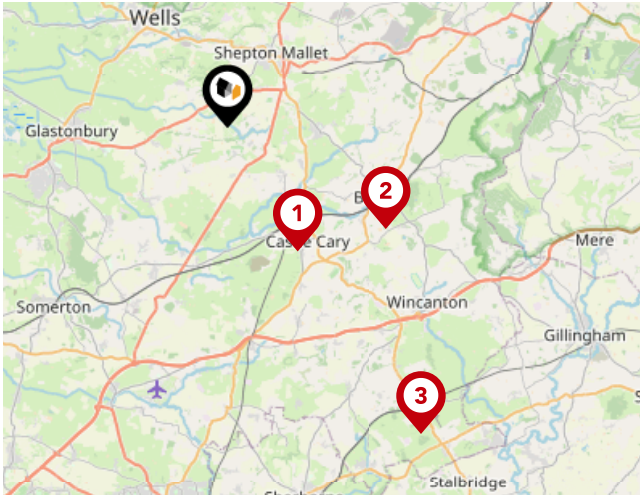


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Bowlish Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:2.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:2.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:2.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:2.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:3.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:3.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Evercreech Church of England Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:3.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



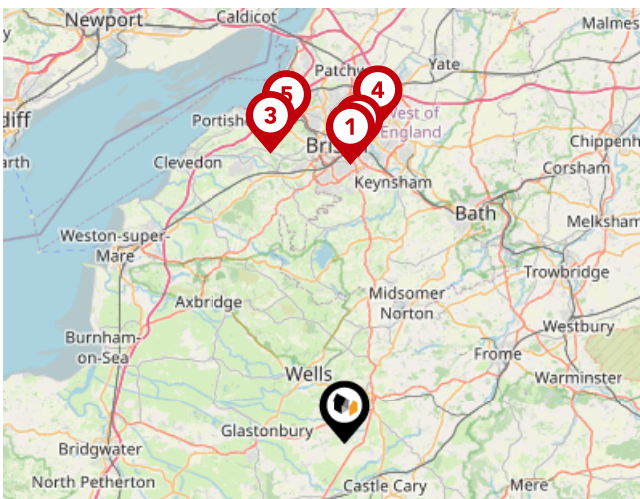
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Aldhelms Church School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Cuthbert's CofE Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



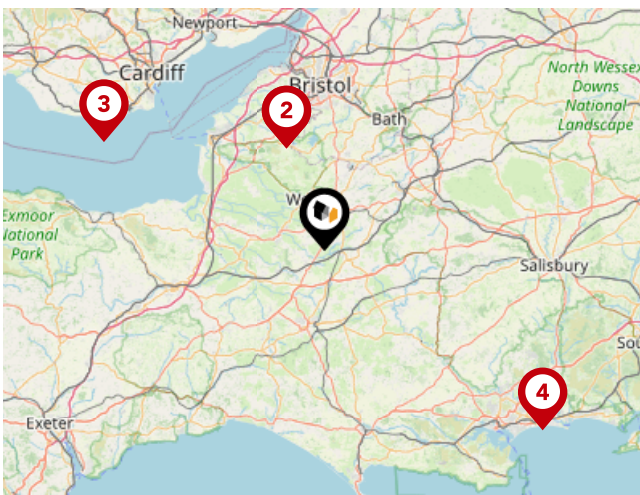
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.32 miles
2	Bruton Rail Station	7.03 miles
3	Templecombe Rail Station	13.51 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	20.77 miles
2	M32 J2	21.35 miles
3	M5 J19	22.2 miles
4	M32 J1	23.51 miles
5	M5 J18	23.44 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.19 miles
2	Felton	16.19 miles
3	Cardiff Airport	36.4 miles
4	Bournemouth International Airport	42.34 miles



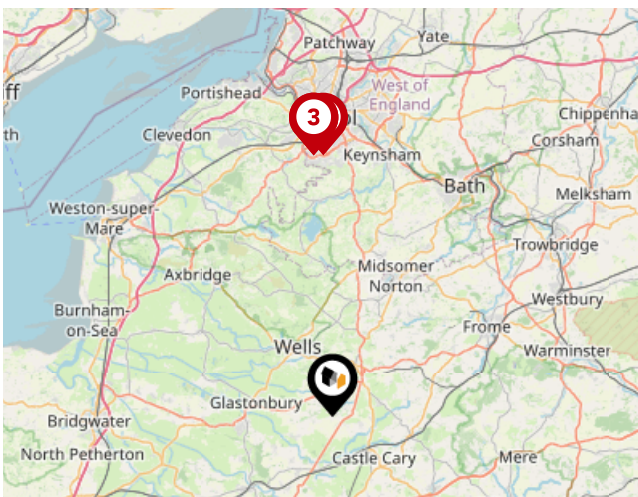
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Top Street	0.07 miles
2	Pilton Post Office	0.23 miles
3	The Crown Inn	0.23 miles
4	Sewage Works	0.6 miles
5	Midsomer House Farm	1.17 miles



### Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	19.43 miles
2	The Cottage Ferry Landing	19.44 miles
3	Nova Scotia Ferry Landing	19.48 miles

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### Cooper and Tanner

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## Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

## Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

## Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

## Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well,keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



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# Cooper and Tanner

## Data Quality

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