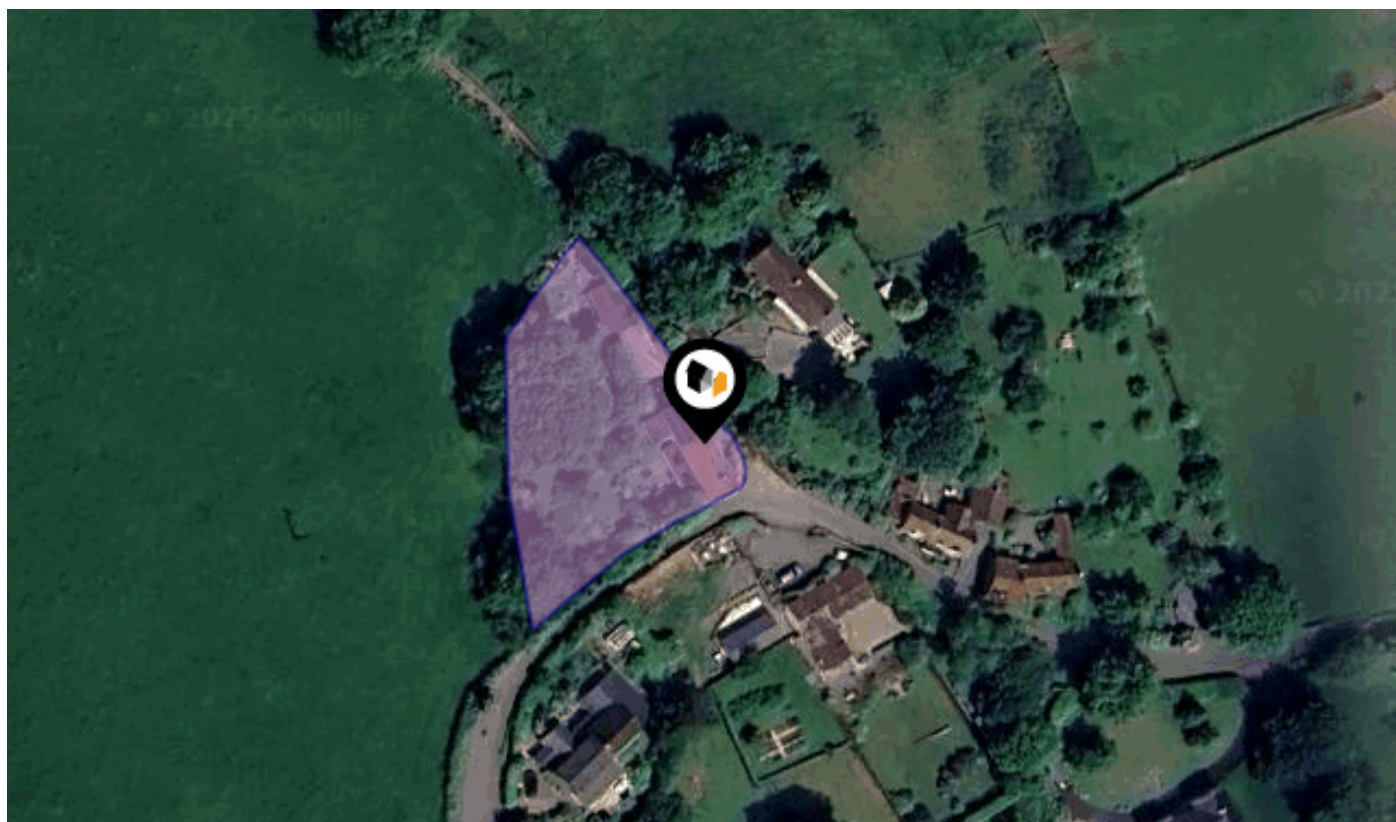




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



ROSELANDS, WESTON LANE, CHRISTON, AXBRIDGE, BS26 2XT

Cooper and Tanner

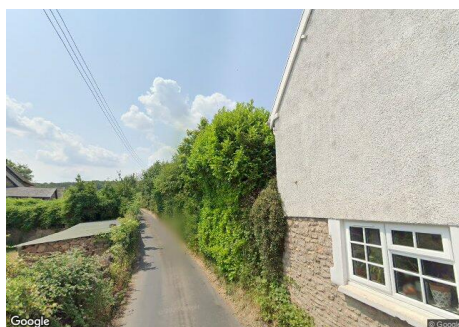
2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Last Sold Date:	28/08/2020
Bedrooms:	4	Last Sold Price:	£603,000
Floor Area:	2,475 ft ² / 230 m ²	Last Sold £/ft ² :	£243
Plot Area:	0.39 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£3,609		
Title Number:	AV188737		
UPRN:	24035686		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13
mb/s



1000
mb/s

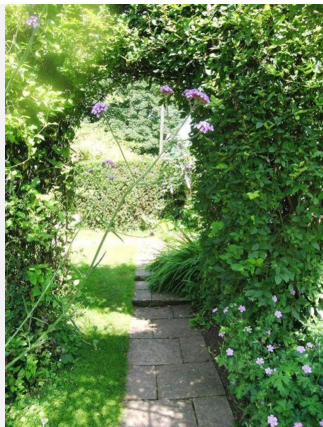


Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







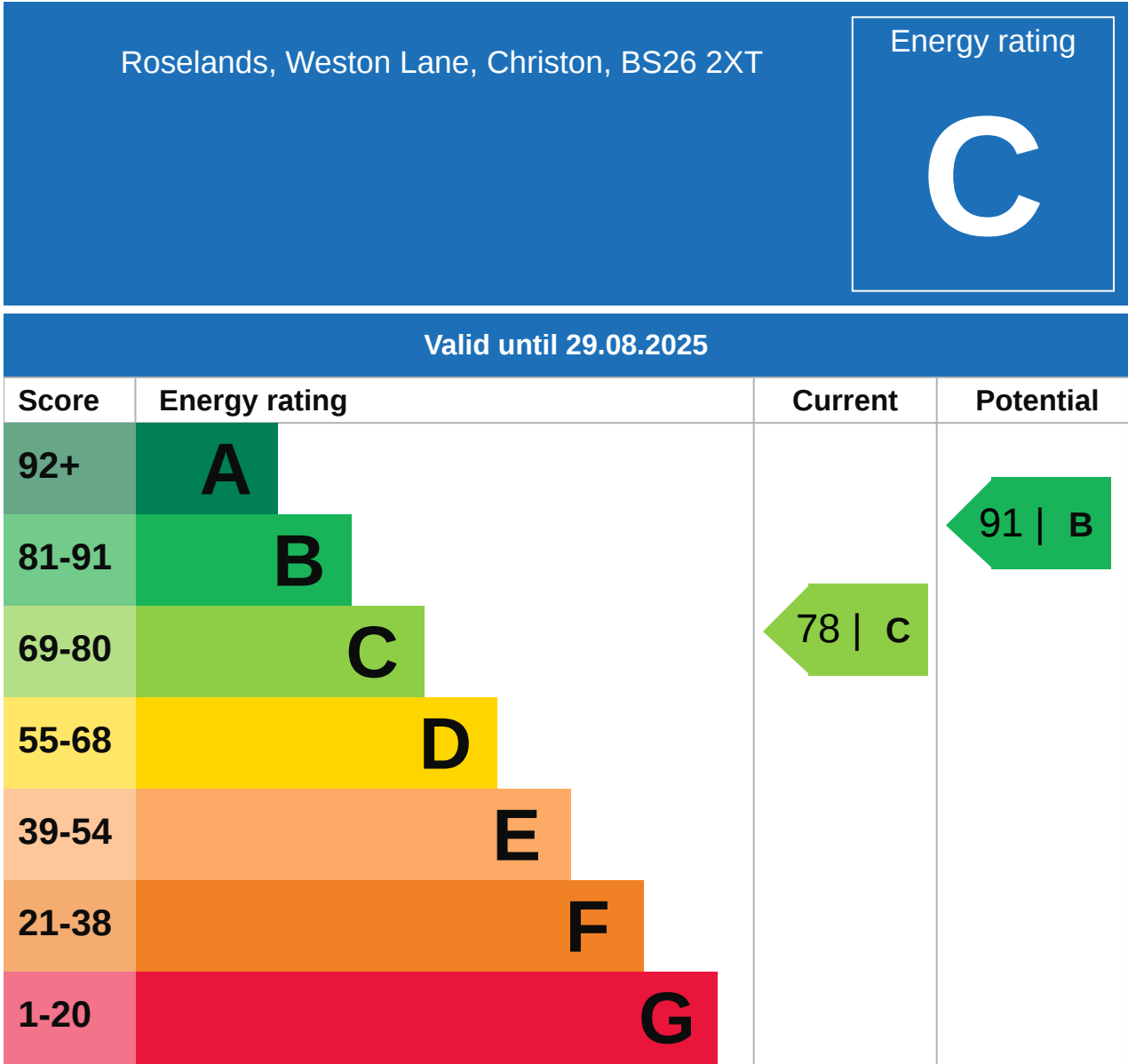


ROSELANDS, WESTON LANE, CHRISTON, AXBRIDGE,
BS26 2XT



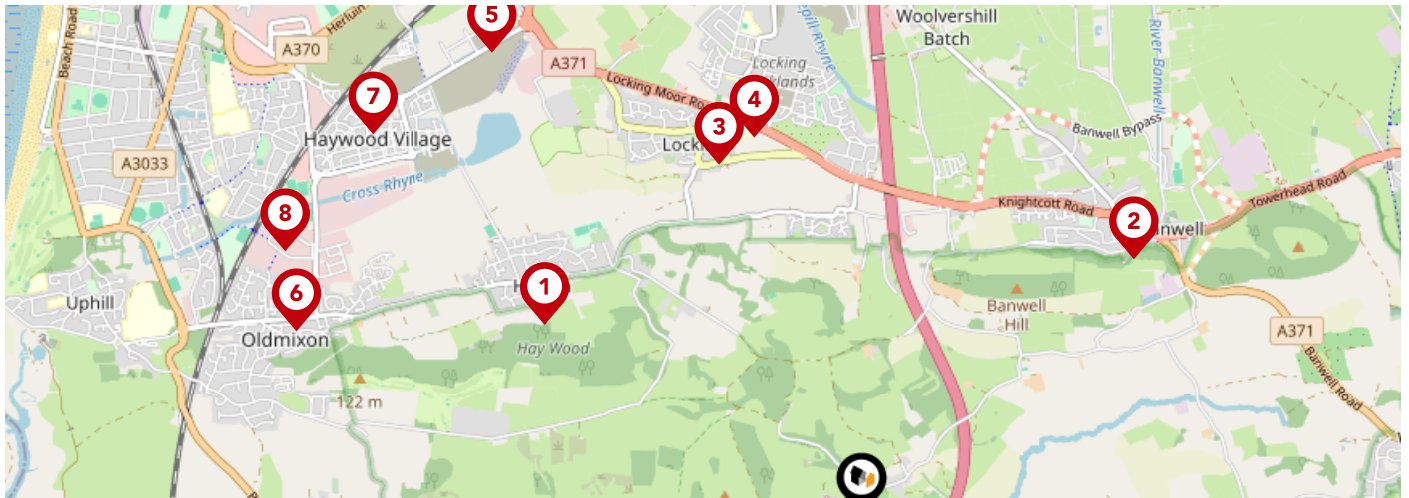
Property
EPC - Certificate

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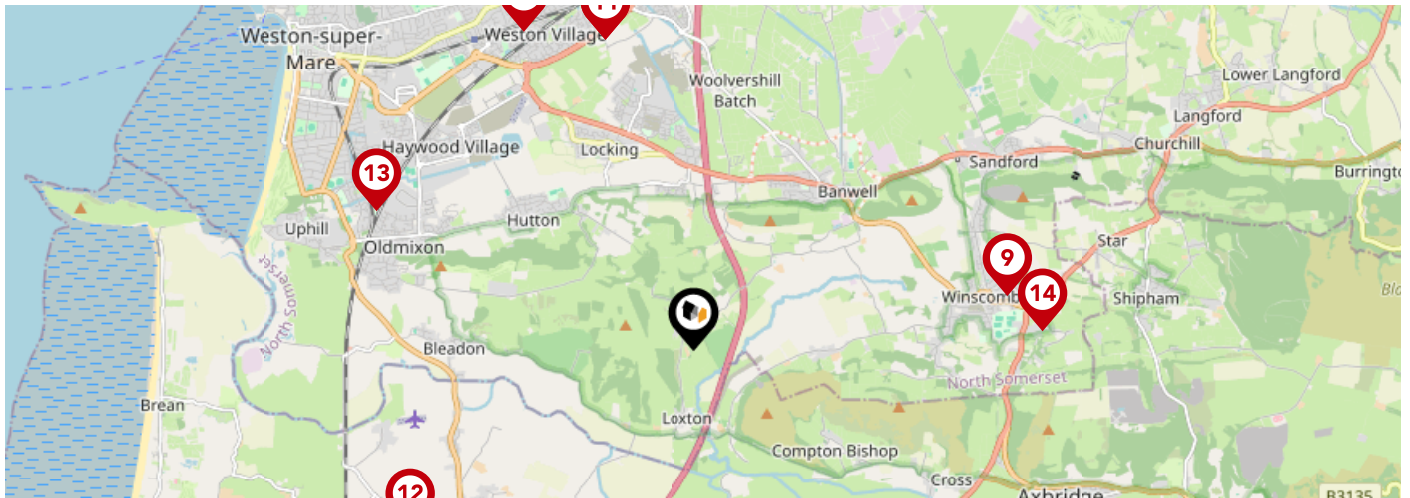


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	230 m ²



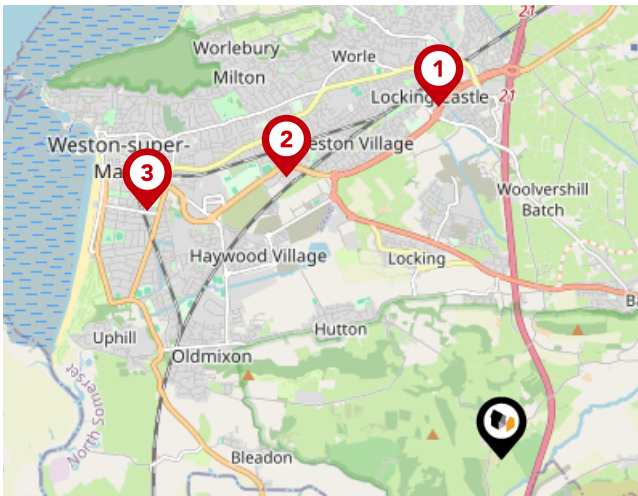
		Nursery	Primary	Secondary	College	Private
1	Hutton Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Locking Primary School Ofsted Rating: Good Pupils: 281 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Winterstoke Hundred Academy Ofsted Rating: Good Pupils: 673 Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oldmixon Primary School Ofsted Rating: Good Pupils: 248 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Haywood Village Academy Ofsted Rating: Outstanding Pupils: 454 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Voyage Learning Campus Ofsted Rating: Good Pupils: 47 Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Heron's' Moor Academy Ofsted Rating: Good Pupils: 462 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Baytree School Ofsted Rating: Good Pupils: 87 Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Windwhistle Primary School Ofsted Rating: Good Pupils: 344 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:3.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mead Vale Community Primary School Ofsted Rating: Requires improvement Pupils: 210 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

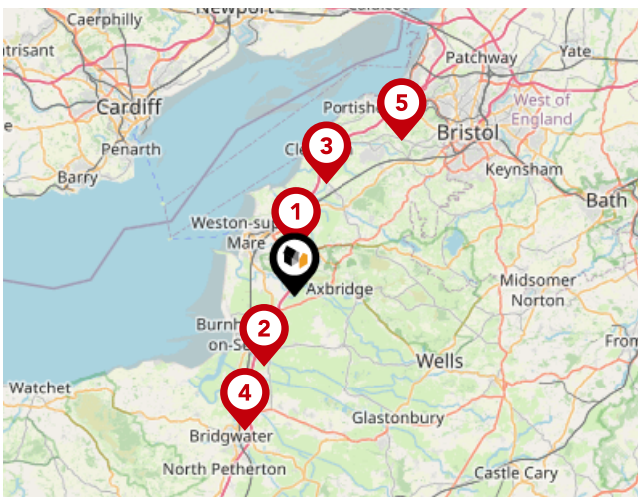
Area Transport (National)

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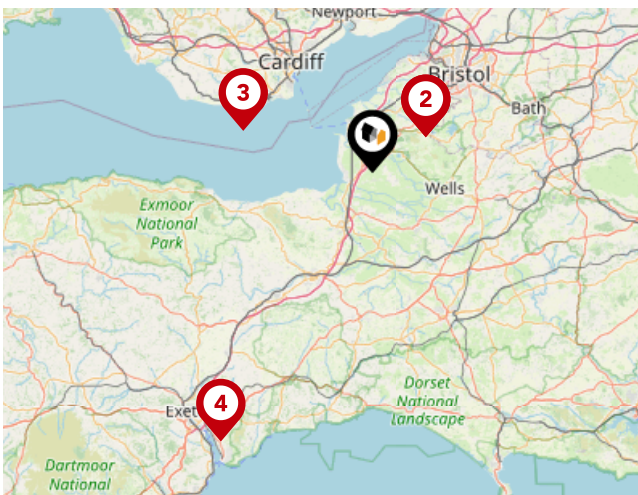
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	3.31 miles
2	Weston Milton Rail Station	3.28 miles
3	Weston-super-Mare Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	3.47 miles
2	M5 J22	5.62 miles
3	M5 J20	8.73 miles
4	M5 J23	10.59 miles
5	M5 J19	13.99 miles



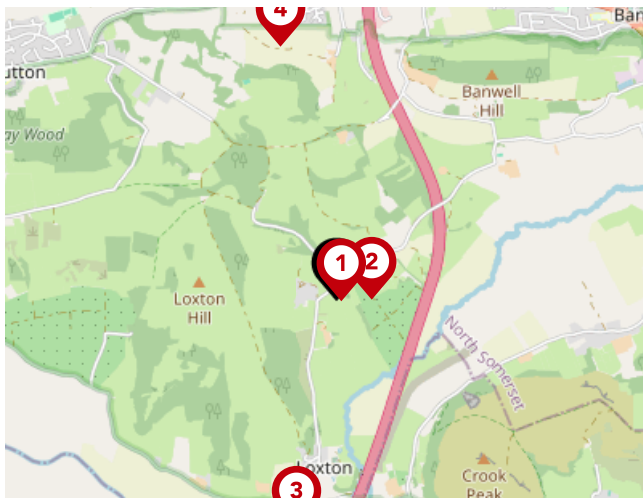
Airports/Helipads

Pin	Name	Distance
1	Felton	9.56 miles
2	Bristol Airport	9.56 miles
3	Cardiff Airport	20.07 miles
4	Exeter Airport	46.06 miles

Area

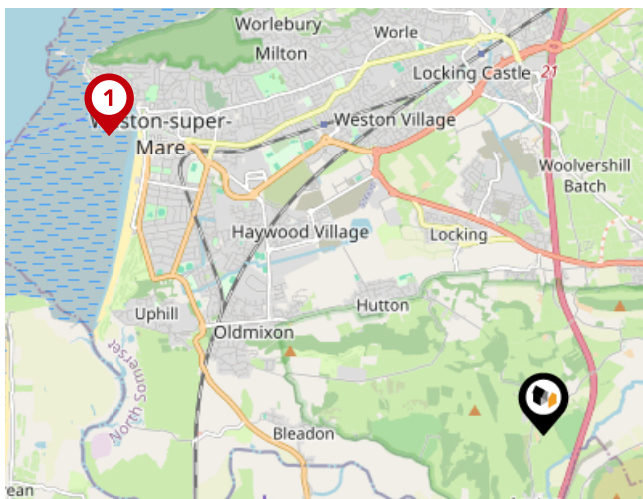
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Weston Lane	0.02 miles
2	Church	0.16 miles
3	Corner Shiplate Road	1.07 miles
4	Beaufort Close	1.21 miles
5	Beaufort Close	1.22 miles



Ferry Terminals

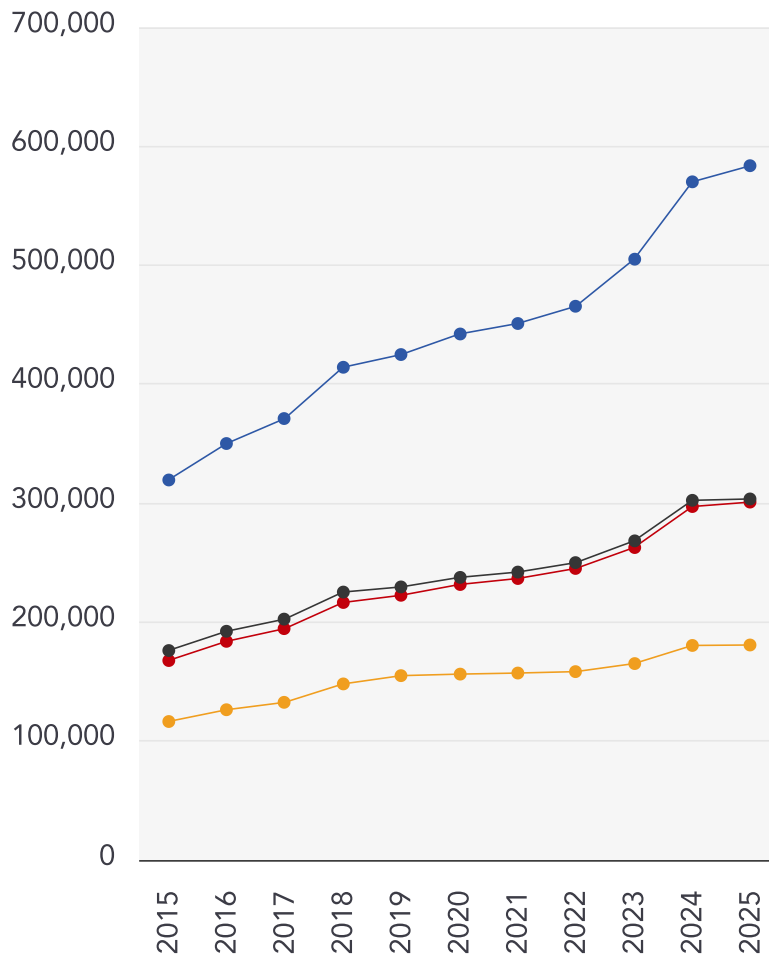
Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	4.88 miles
2	Clevedon Pier	9.29 miles

Market

House Price Statistics

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



Detached

+82.69%

Terraced

+72.35%

Semi-Detached

+79.41%

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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