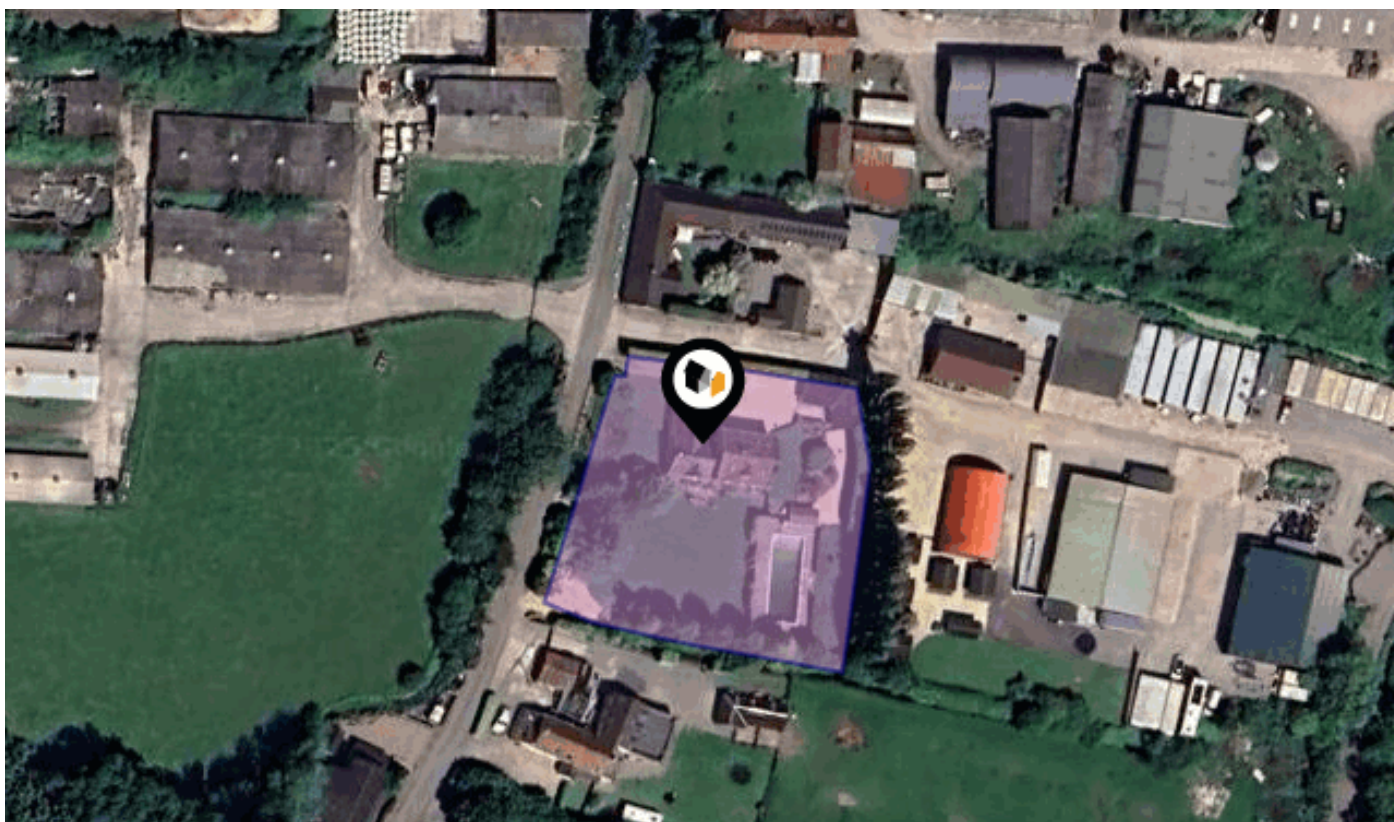




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



**BIDDISHAM HOUSE, BIDDISHAM LANE, BIDDISHAM,
AXBRIDGE, BS26 2RJ**

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

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cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	3,713 ft ² / 345 m ²		
Plot Area:	0.56 acres		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	ST89584		
UPRN:	10009320470		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3	1000
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Biddisham House, Biddisham Lane, Biddisham,
AXBRIDGE, BS26 2RJ

Energy rating

F

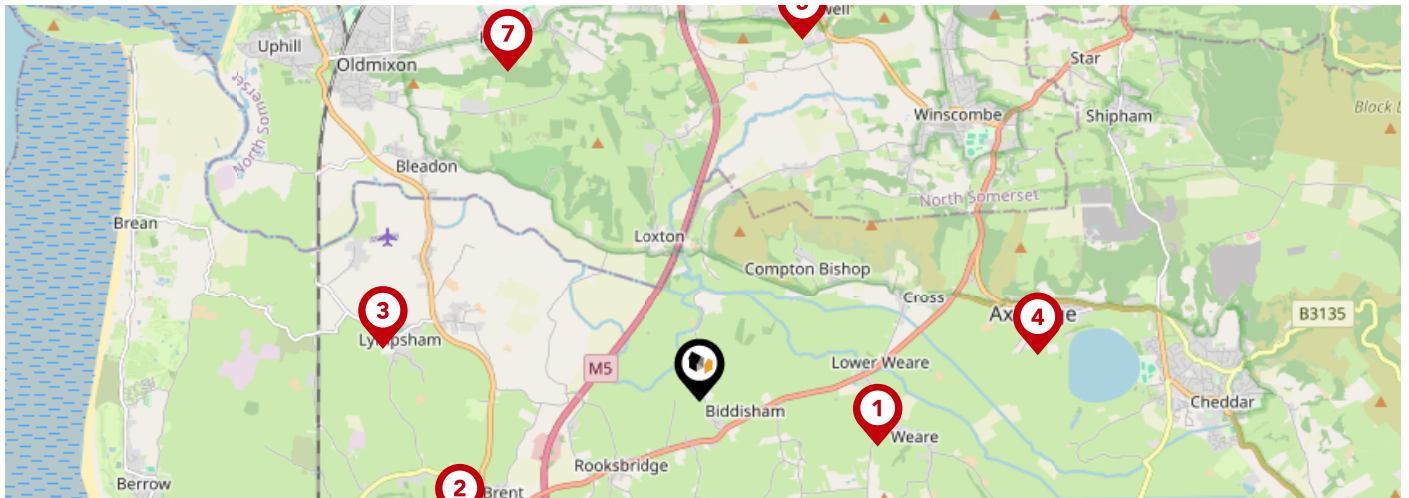
Valid until 16.05.2033

Certificate number
4300-0967-2002-1395-0702

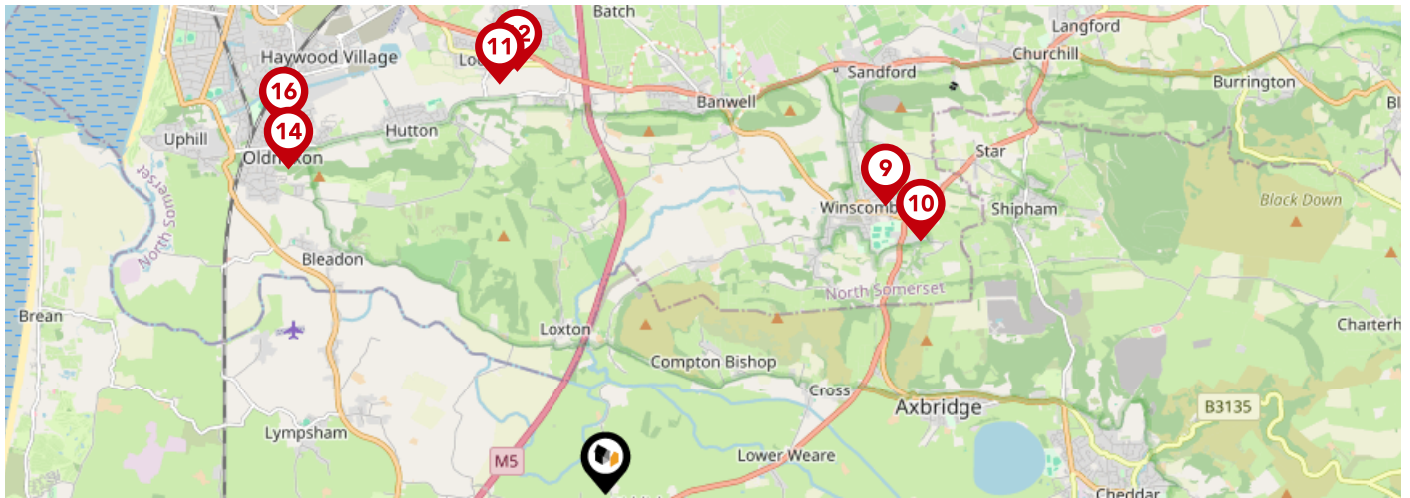
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		









Additional EPC Data

Property Type:	Detached house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Window:	Partial double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	Oil range cooker
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 65% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	345 m ²



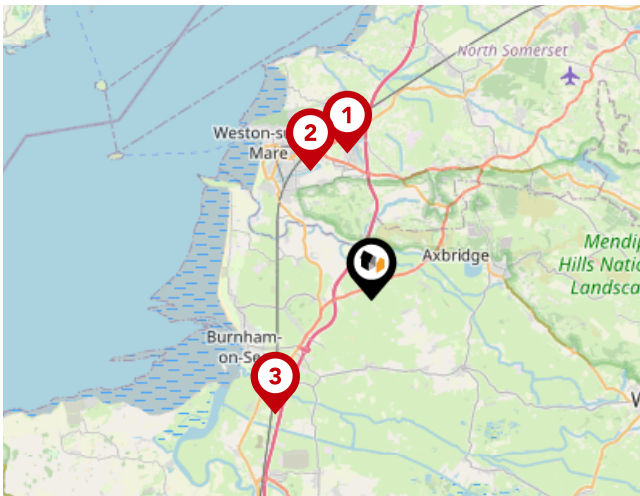
		Nursery	Primary	Secondary	College	Private
1	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hutton Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance: 3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance: 3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Locking Primary School Ofsted Rating: Good Pupils: 281 Distance: 3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance: 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance: 4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldmixon Primary School Ofsted Rating: Good Pupils: 248 Distance: 4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance: 4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Voyage Learning Campus Ofsted Rating: Good Pupils: 47 Distance: 4.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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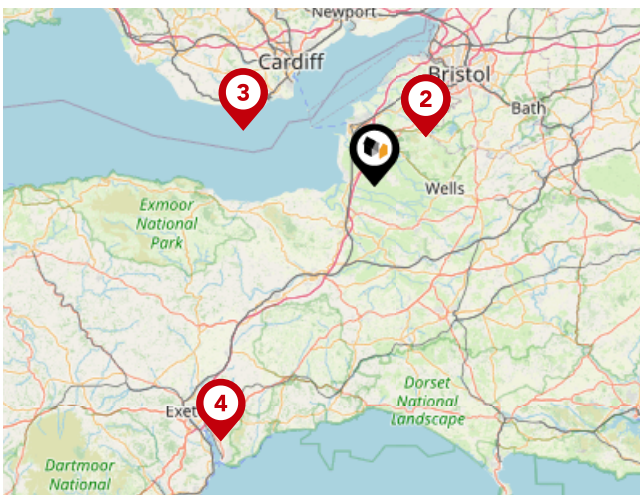
National Rail Stations

Pin	Name	Distance
	Worle Rail Station	5.5 miles
	Weston Milton Rail Station	5.3 miles
	Highbridge & Burnham-on-Sea Rail Station	5.55 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J22	3.93 miles
	M5 J21	5.64 miles
	M5 J23	8.73 miles
	M5 J20	10.77 miles
	M5 J24	13.07 miles



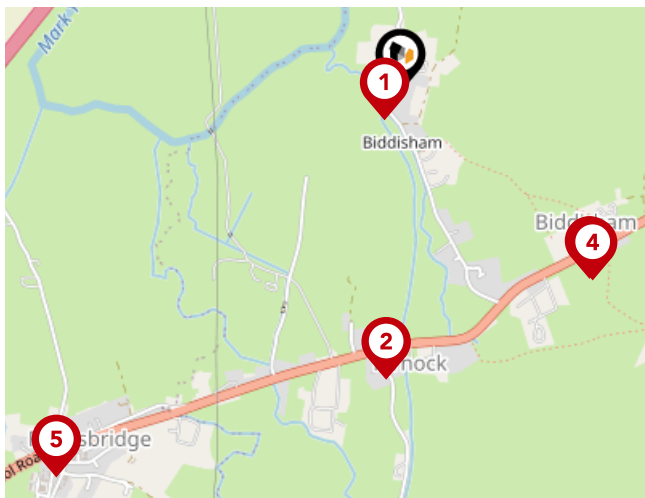
Airports/Helipads

Pin	Name	Distance
	Felton	10.68 miles
	Bristol Airport	10.68 miles
	Cardiff Airport	21.12 miles
	Exeter Airport	44.35 miles

Area

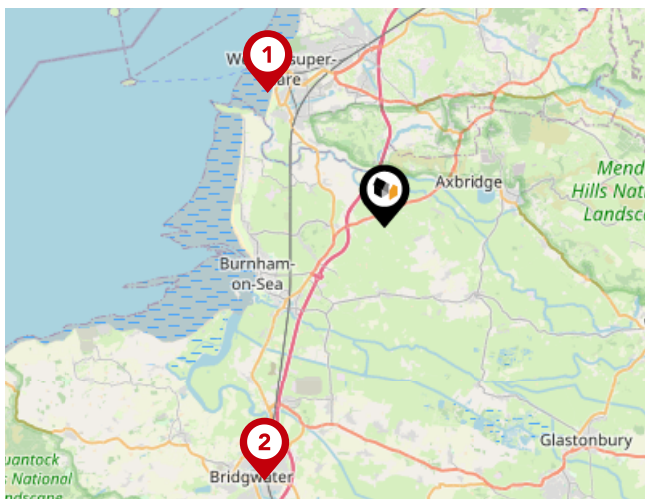
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Coombes Way	0.08 miles
2	Kingsway Road	0.67 miles
3	Axe-vale Depot	0.62 miles
4	Axe-vale Depot	0.63 miles
5	Rooksbridge Garage	1.2 miles



Ferry Terminals

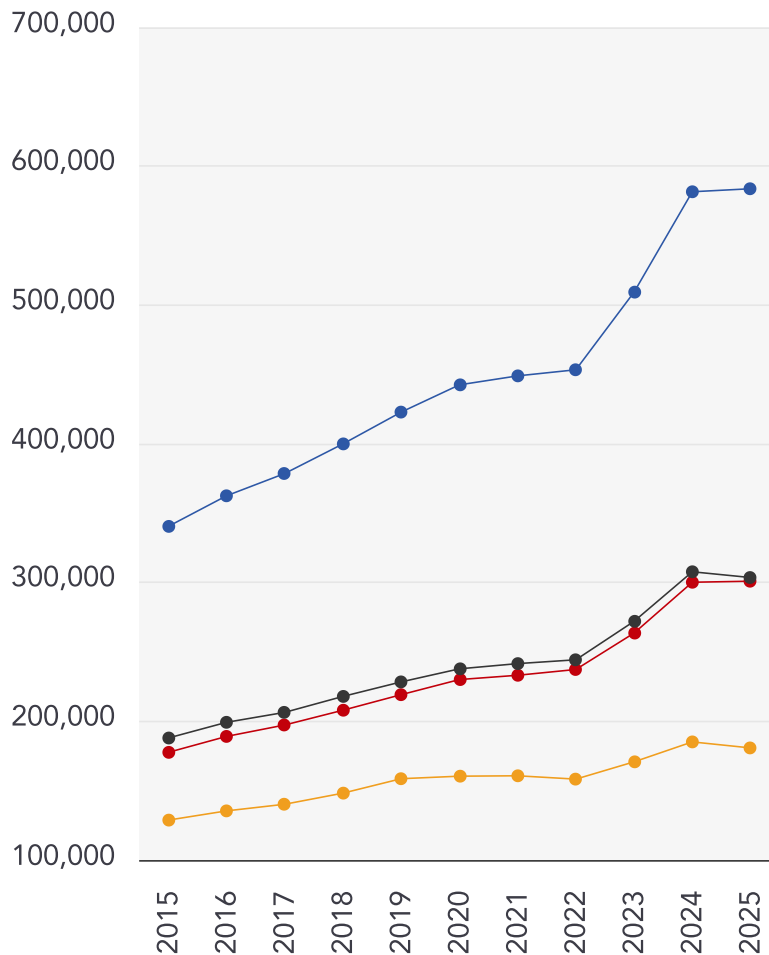
Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	6.57 miles
2	Bridgwater Ferry Terminal	10.45 miles

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.



/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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