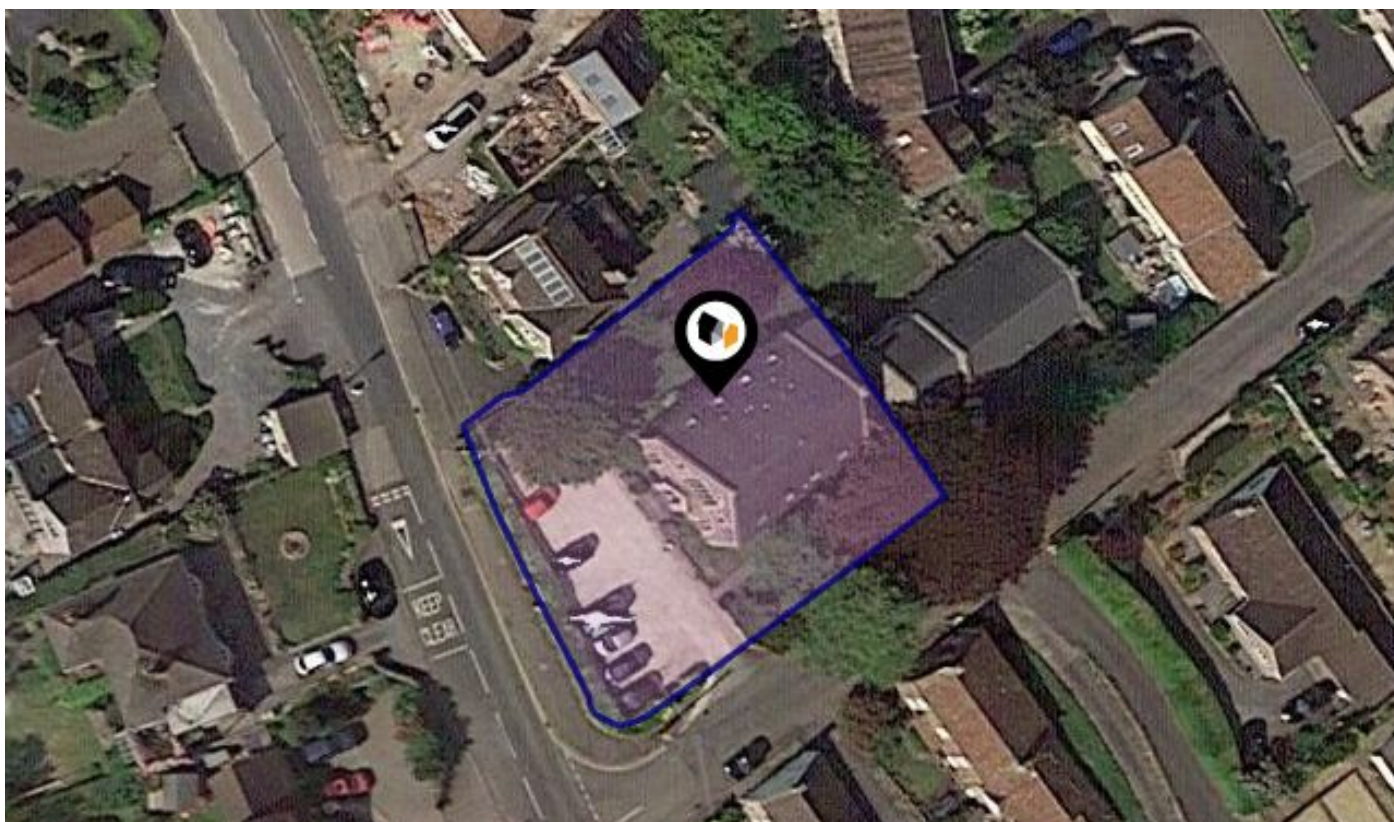




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th February 2025



**FLAT 2, NYLAND VIEW, NEW ROAD, DRAYCOTT,
CHEDDAR, BS27 3SG**

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

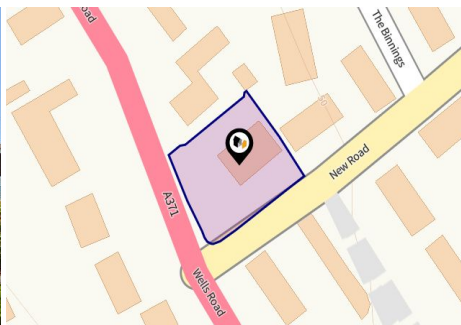
cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	28/04/2023
Bedrooms:	2	Last Sold Price:	£190,000
Plot Area:	0.24 acres	Tenure:	Leasehold
Year Built :	Before 1900	Start Date:	24/03/1994
Council Tax :	Band B	End Date:	25/03/2992
Annual Estimate:	£1,763	Lease Term:	999 years from 25 March 1993
Title Number:	ST109380	Term Remaining:	967 years
UPRN:	250063282		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	75	1000
mb/s	mb/s	mb/s

Mobile Coverage:

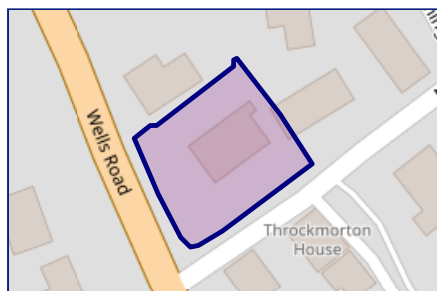
(based on calls indoors)



Satellite/Fibre TV Availability:

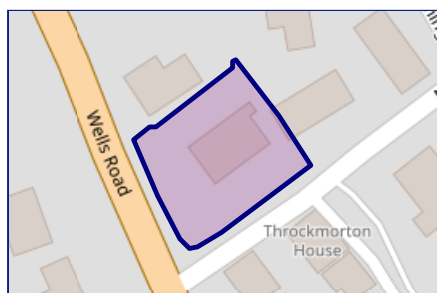


Freehold Title Plan



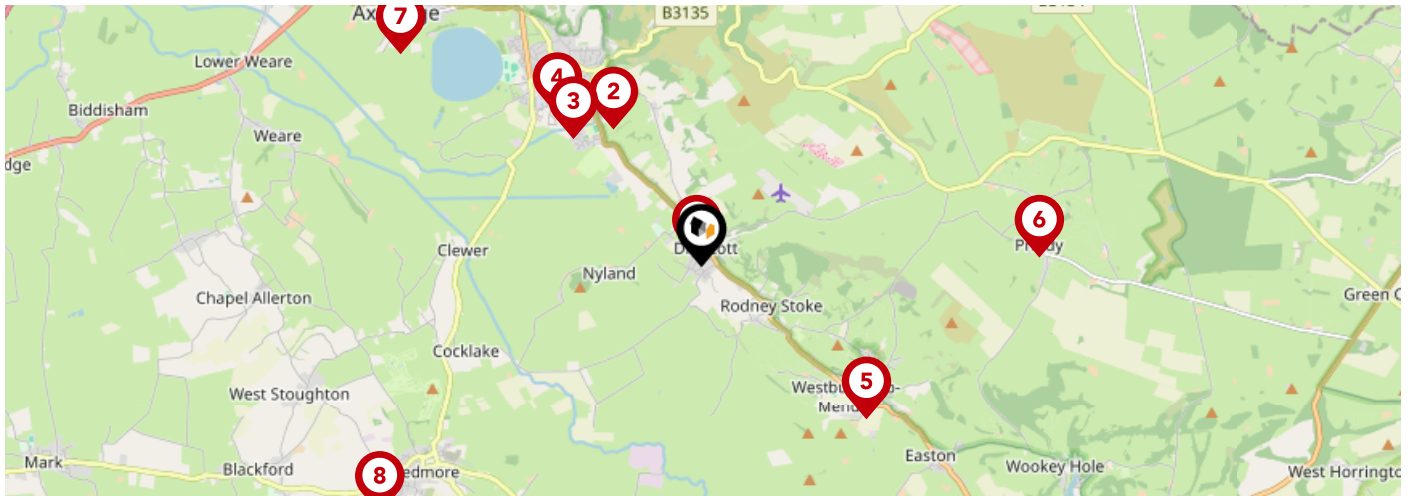
ST122688

Leasehold Title Plan

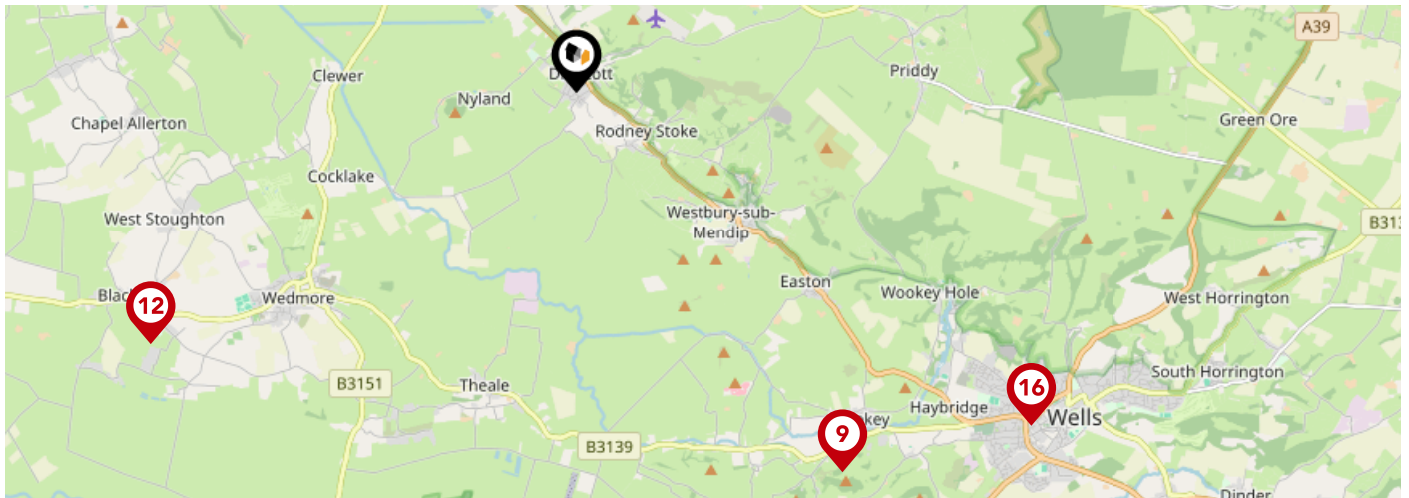


ST109380

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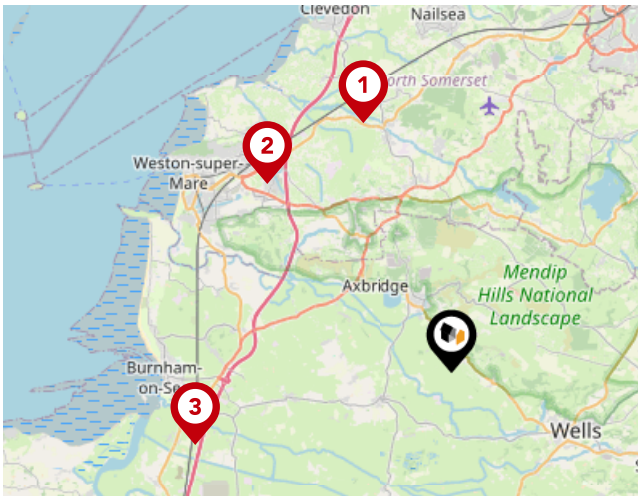
		Nursery	Primary	Secondary	College	Private
1	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:4.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:4.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:5.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

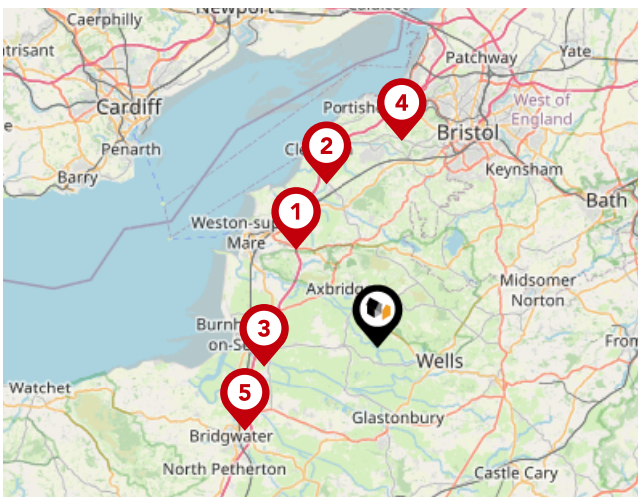
Area Transport (National)

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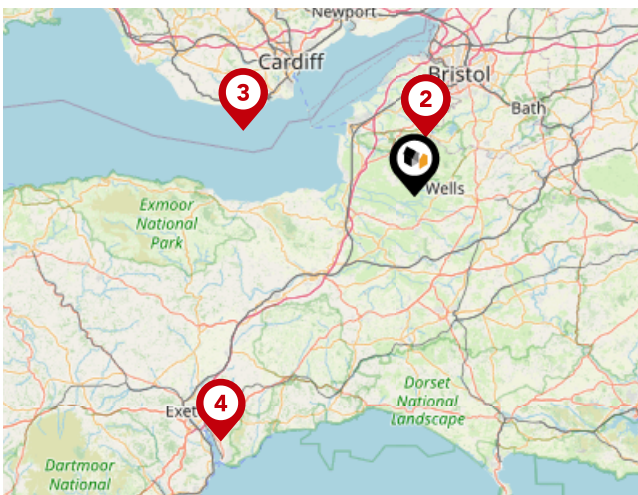
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	9.83 miles
2	Worle Rail Station	9.76 miles
3	Highbridge & Burnham-on-Sea Rail Station	9.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	9.43 miles
2	M5 J20	12.67 miles
3	M5 J22	8.63 miles
4	M5 J19	15.33 miles
5	M5 J23	11.72 miles



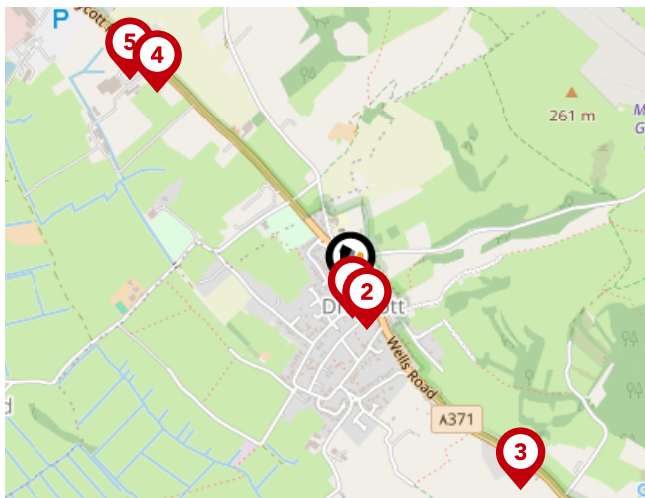
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	9.13 miles
2	Felton	9.13 miles
3	Cardiff Airport	27.2 miles
4	Exeter Airport	46.5 miles

Area

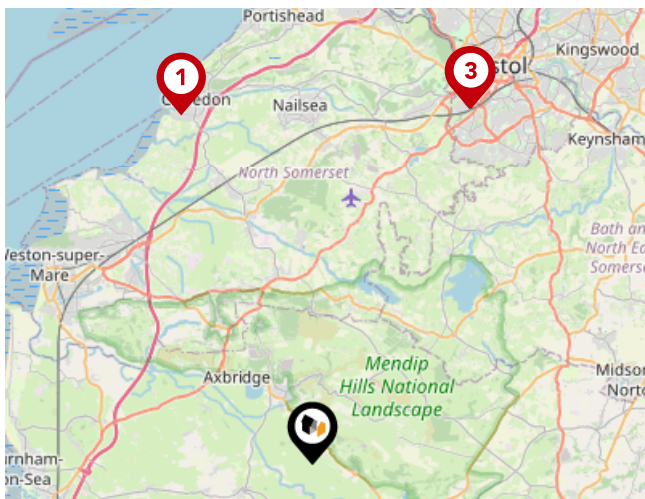
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Back Lane	0.06 miles
2	Back Lane	0.09 miles
3	Smiths Close	0.6 miles
4	Garden Centre	0.65 miles
5	Garden Centre	0.71 miles



Ferry Terminals

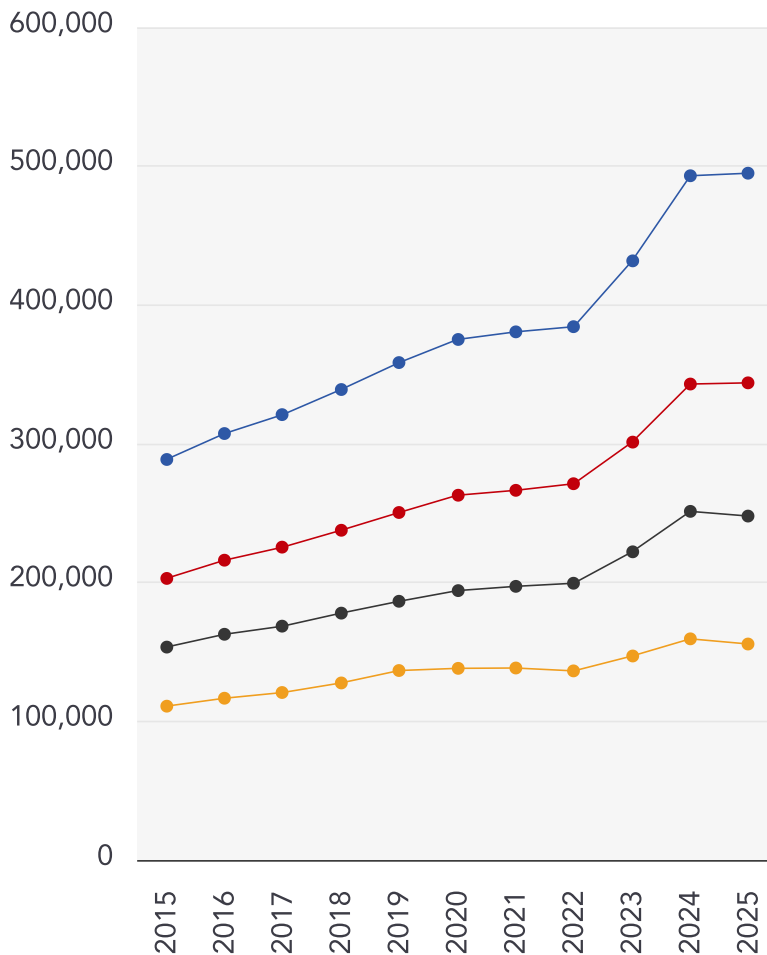
Pin	Name	Distance
1	Clevedon Pier	13.81 miles
2	Nova Scotia Ferry Landing	14.37 miles
3	The Cottage Ferry Landing	14.37 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in BS27



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

Flat

+40.39%

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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

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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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