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MIR: Material Info

The Material Information Affecting this Property

Wednesday 14th August 2024



BROWNS LANE, THEALE, WEDMORE, BS28

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

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cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.58 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	ST104650		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1000 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 their 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)

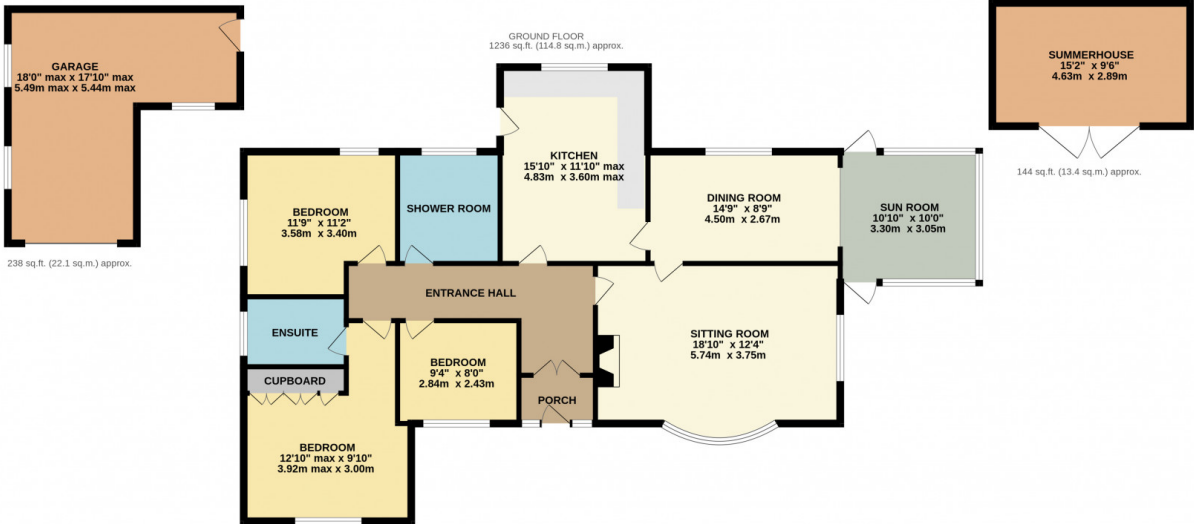
None

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



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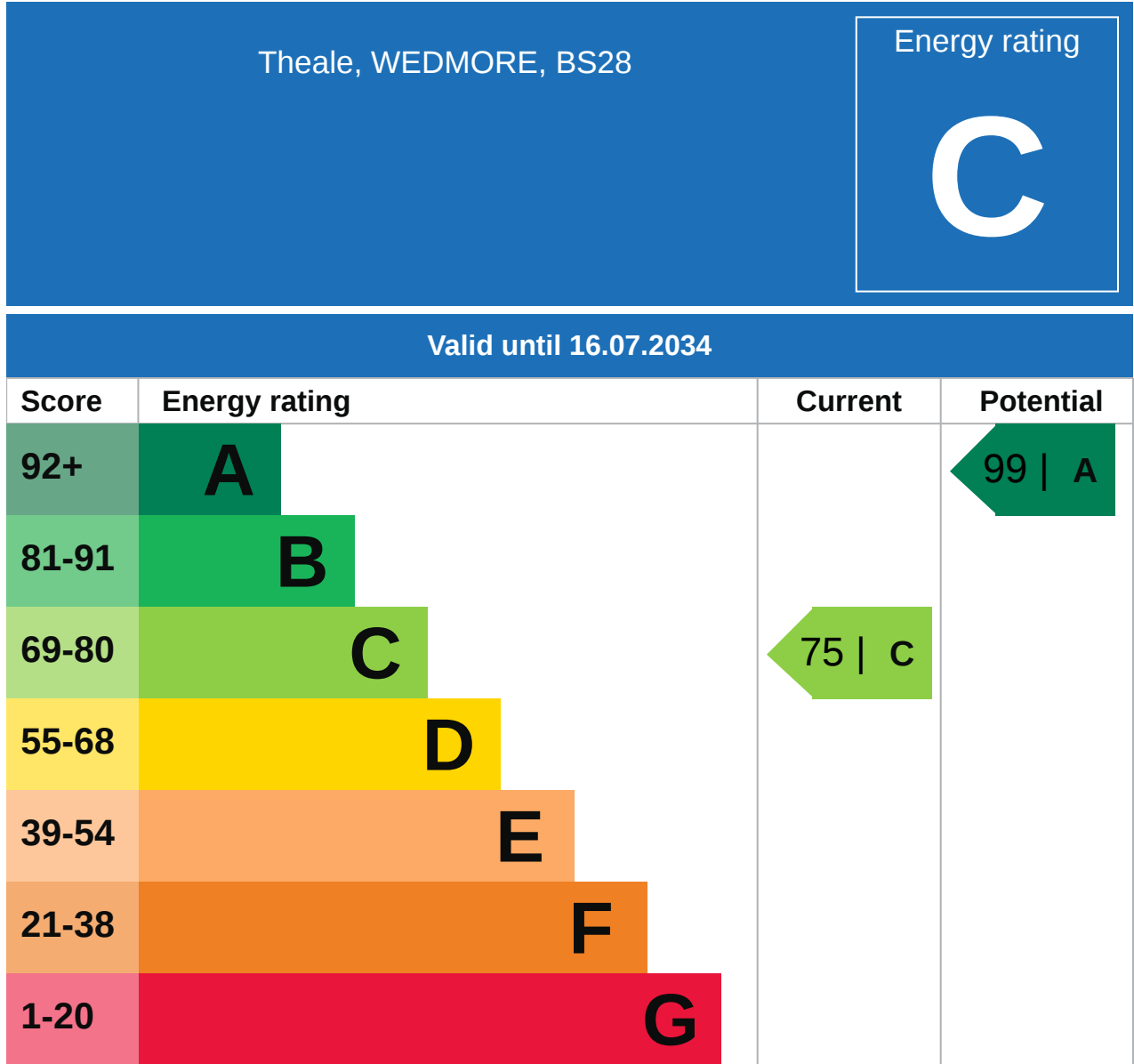
TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property EPC - Certificate

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Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 71% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	114 m ²

Electricity Supply

Mains

Gas Supply

None

Central Heating

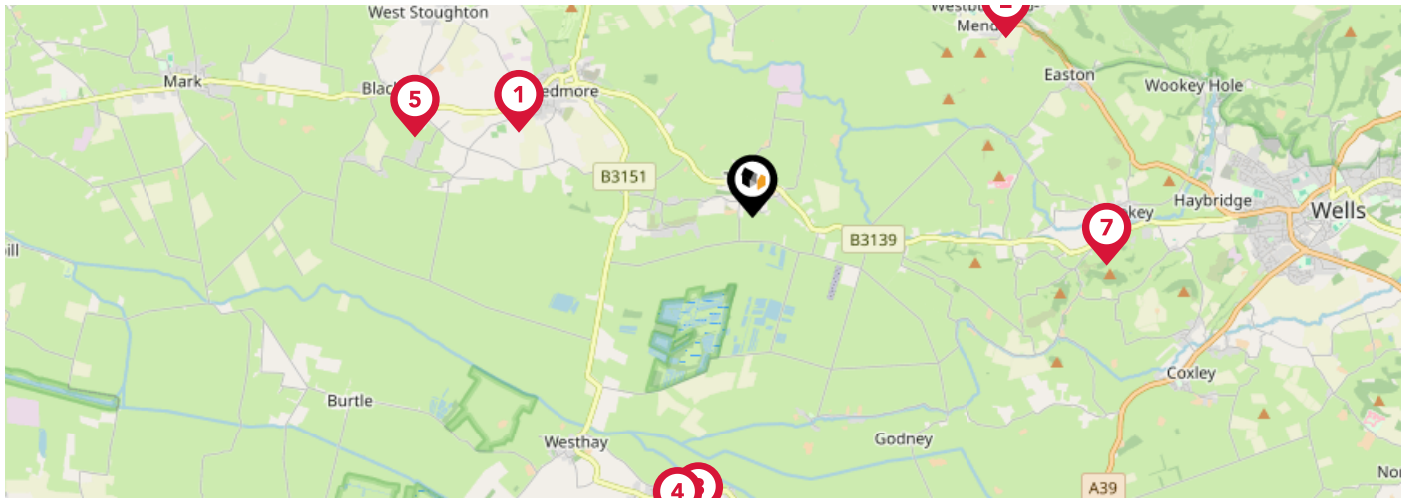
Oil

Water Supply

Mains

Drainage

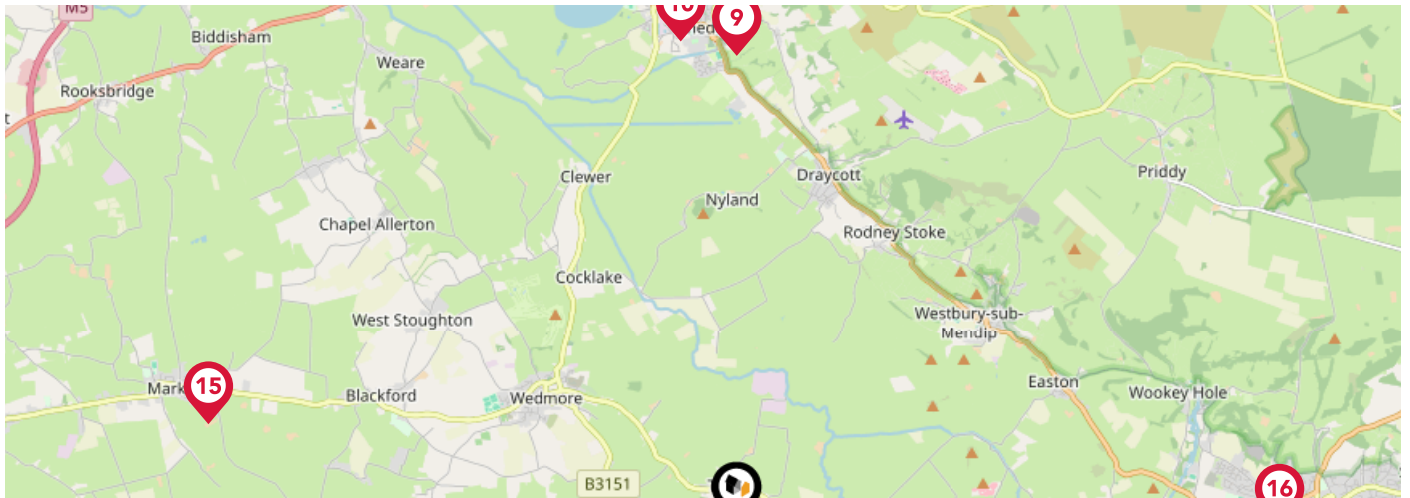
Private drainage



		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:3.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

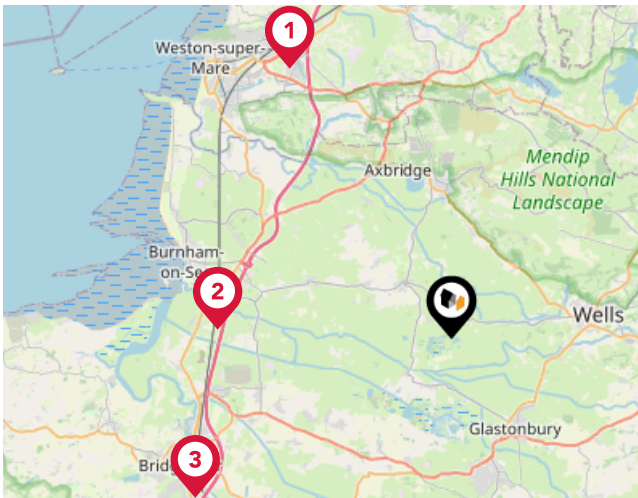
Area Schools

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		Nursery	Primary	Secondary	College	Private
9	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:4.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:5.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



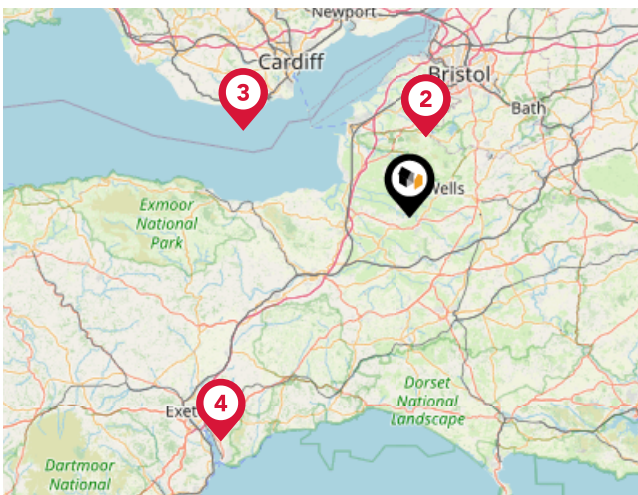
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	11.71 miles
2	Highbridge & Burnham-on-Sea Rail Station	8.73 miles
3	Bridgwater Rail Station	11.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	7.86 miles
2	M5 J21	11.54 miles
3	M5 J23	9.63 miles
4	M5 J20	15.45 miles
5	M5 J24	12.32 miles

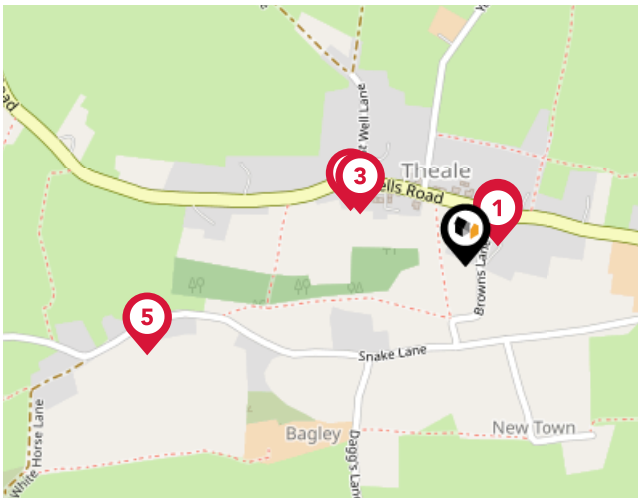


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.31 miles
2	Bristol International Airport	12.31 miles
3	Cardiff International Airport	27.73 miles
4	Exeter International Airport	43.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Pillar Box	0.04 miles
2	Theale House	0.05 miles
3	The Old Post House	0.14 miles
4	The Old Post Office	0.15 miles
5	Snake Lane	0.38 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.74 miles
2	Clevedon Pier	16.5 miles
3	Weston-super-Mare Knightstone Harbour	13.44 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.

Testimonial 1



Cooper and Tanner represented us with our sale. Excellent service and highly recommended. Laura, Liz and the team were brilliant throughout. Very professional and great communication. We wouldn't hesitate to recommend their service. Well done and thank you!

Testimonial 2



I dealt with the team at Cooper & Tanner Wedmore Office during the sale of my sister's house. In what was a somewhat drawn out and at times, stressful, transaction, Carol, Liz and Ali were always on hand to help and support us. I cannot praise them highly enough. Professional and caring they were probably the best Agents I have dealt with in any of my various property transactions. Highly recommended.

Testimonial 3



Always responded in a prompt and professional manner. Moving home is always packed with queries and delays and you need someone on your side to help smooth things through. Cooper and Tanner were excellent in this respect and were very much instrumental in getting us over the line in a timely manner with minimal stress.

Testimonial 4



Carol and the team at the Wedmore office have been a calm oasis in the stresses which moving house brings. Their professional expertise delivers exceptional customer service. Carol lifted our spirits with empathy, kindness and gentle humour whenever we needed it. A wonderful wise guide through our house sale journey. Thank you.



/cooperandtanner



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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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