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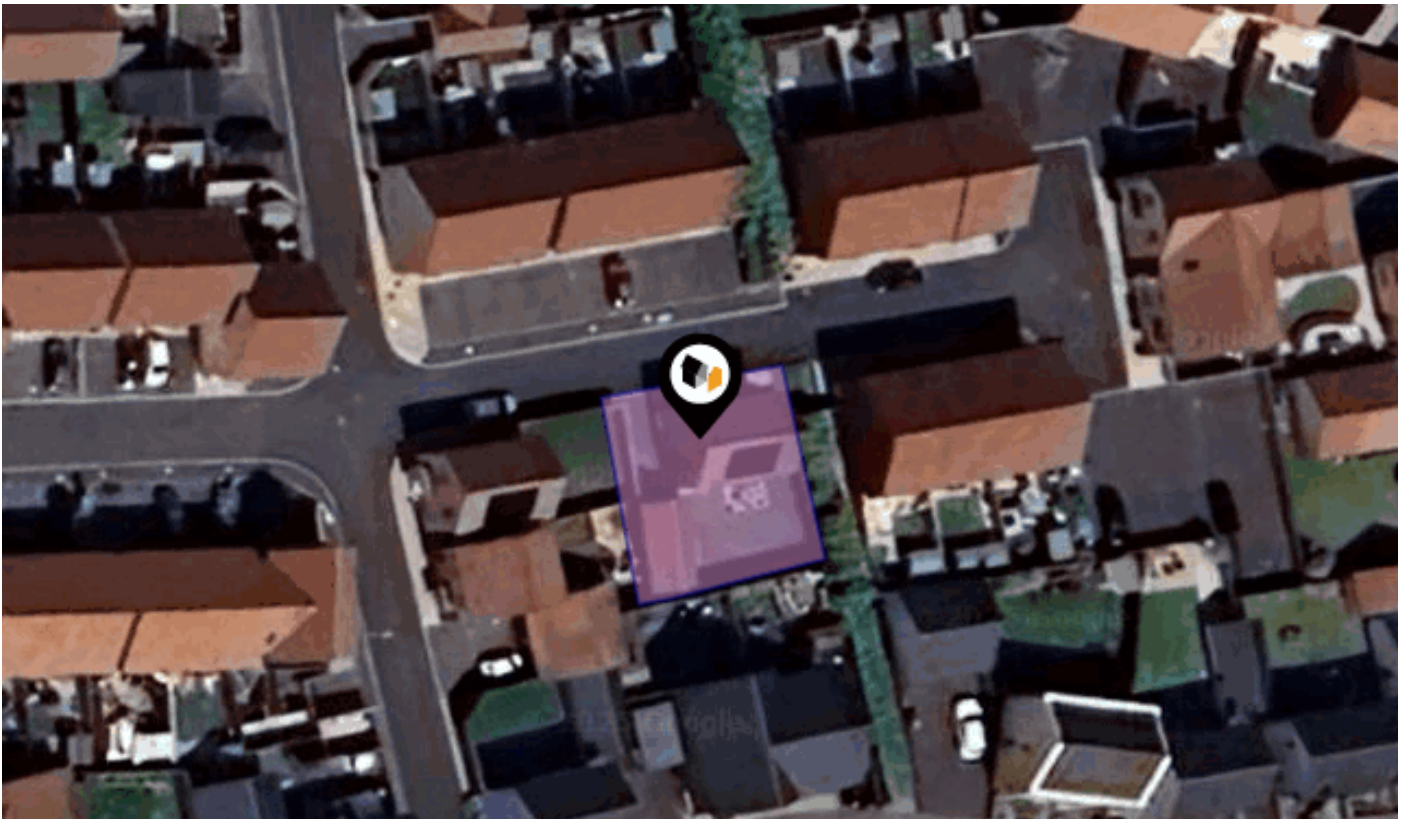


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st January 2025



**23, MORGAN SWEET PLACE, SANDFORD, WINSCOMBE,
BS25 5AG**

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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cheddar@cooperandtanner.co.uk

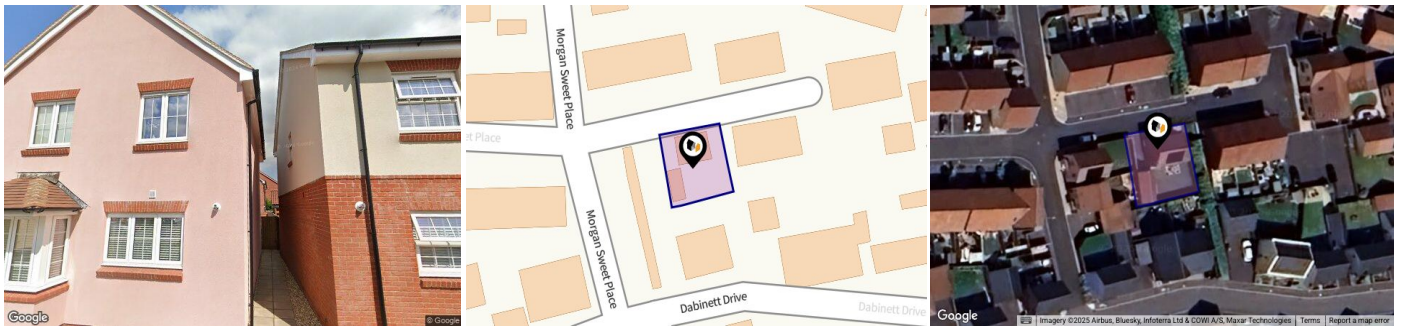
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Property Overview

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Property

Type:	Detached	Last Sold Date:	12/03/2021
Bedrooms:	3	Last Sold Price:	£361,950
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft²:	£369
Plot Area:	0.07 acres	Tenure:	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,165		
Title Number:	ST364385		
UPRN:	24147480		

Local Area

Local Authority:	North somerset
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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23, Morgan Sweet Place, Sandford, BS25 5AG

Energy rating

A

Valid until 22.02.2031

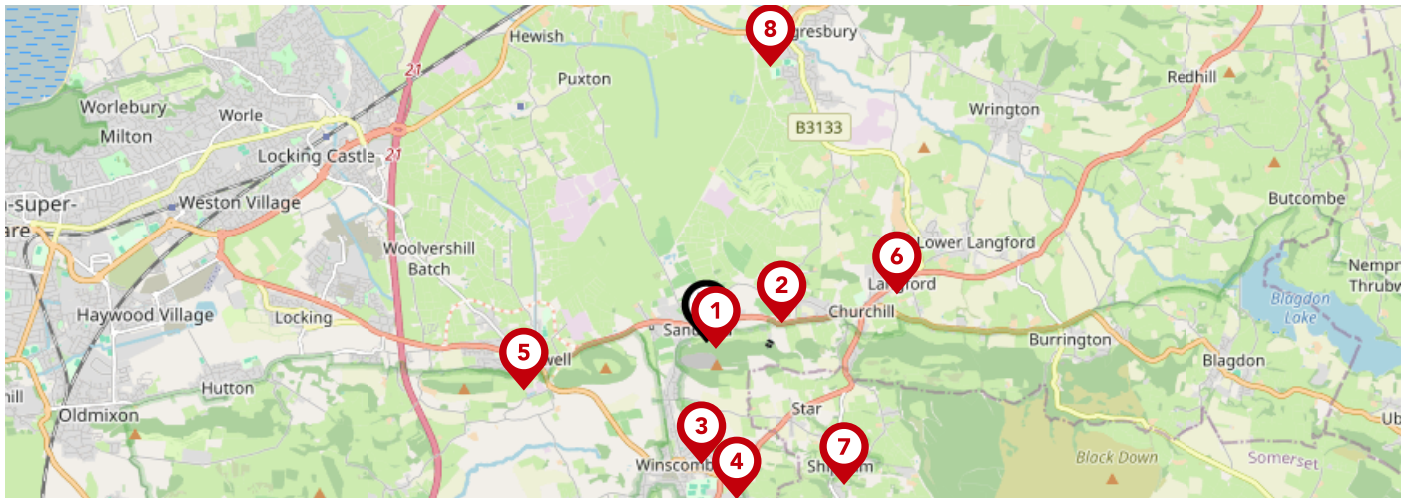
Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

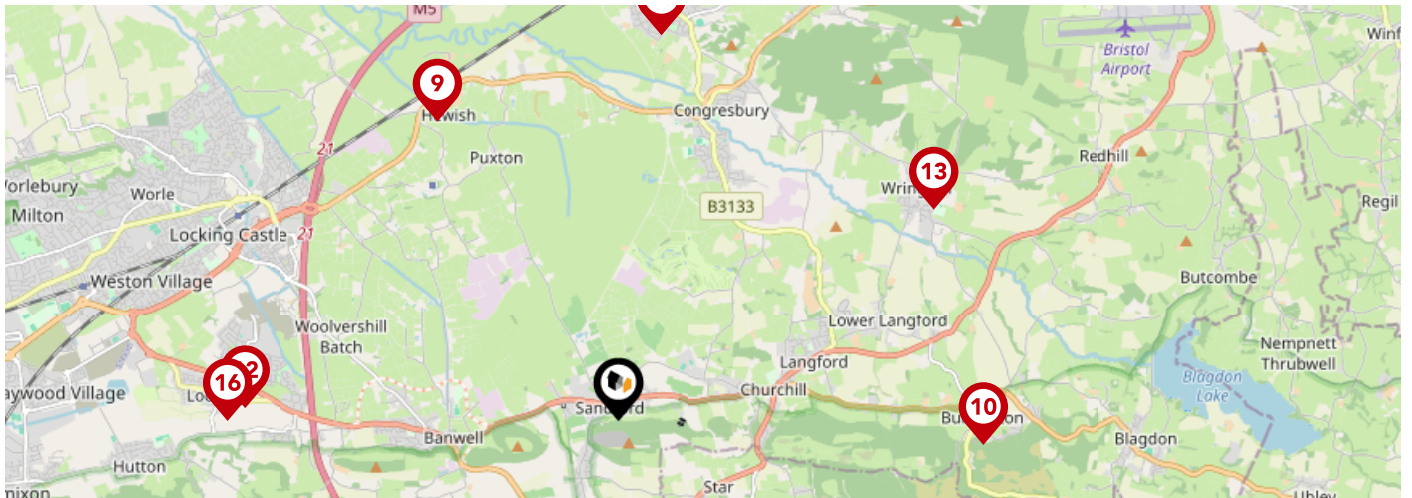
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² ·K
Total Floor Area:	91 m ²



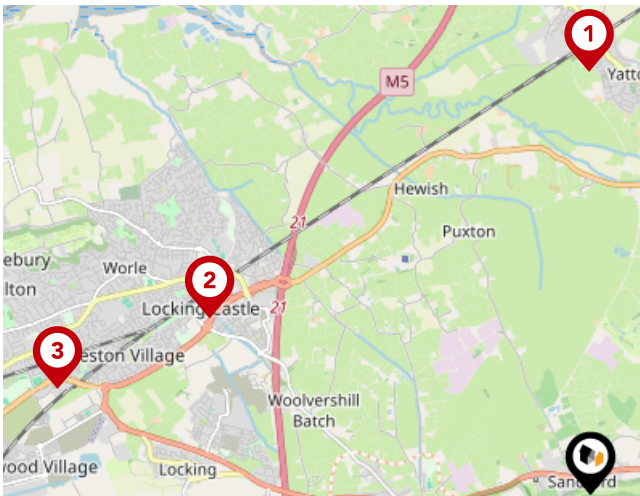
	Nursery	Primary	Secondary	College	Private
<p>1 Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:1.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:1.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Anne's Church Academy Ofsted Rating: Good Pupils: 385 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Writton Church of England Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Yatton Infant School Ofsted Rating: Good Pupils: 176 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Yatton Church of England Junior School Ofsted Rating: Good Pupils: 333 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Locking Primary School Ofsted Rating: Good Pupils: 281 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

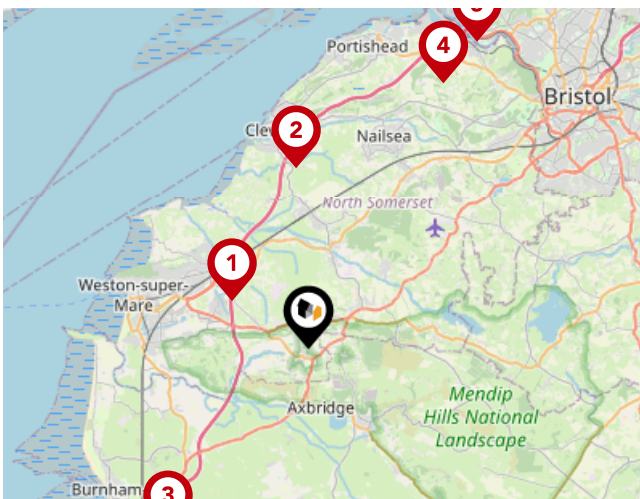
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	3.9 miles
2	Worle Rail Station	3.88 miles
3	Weston Milton Rail Station	5.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	3.35 miles
2	M5 J20	6.75 miles
3	M5 J22	8.56 miles
4	M5 J19	11.06 miles
5	M5 J18	13.01 miles

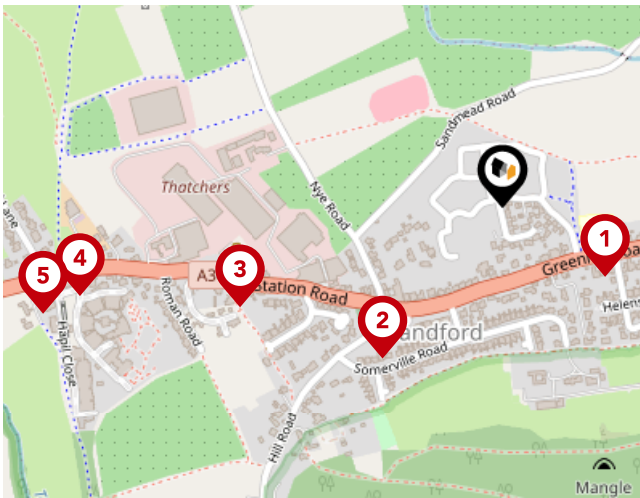


Airports/Helipads

Pin	Name	Distance
1	Felton	6.2 miles
2	Bristol Airport	6.2 miles
3	Cardiff Airport	22.51 miles
4	Staverton	47.97 miles

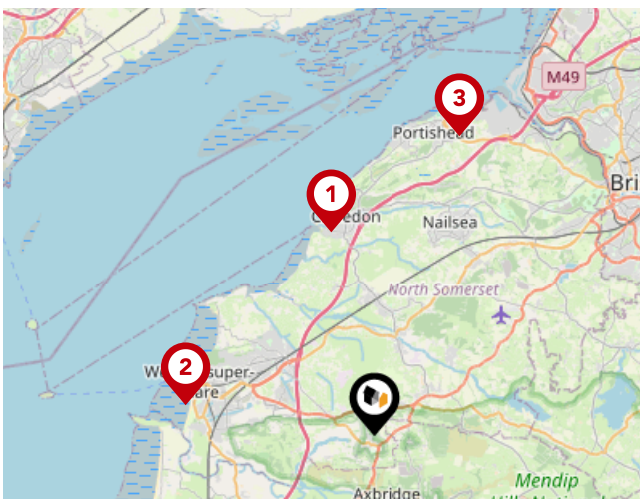
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School	0.14 miles
2	Church	0.22 miles
3	Thatchers Railway Inn	0.32 miles
4	Sandford Station	0.5 miles
5	Sandford Station	0.55 miles



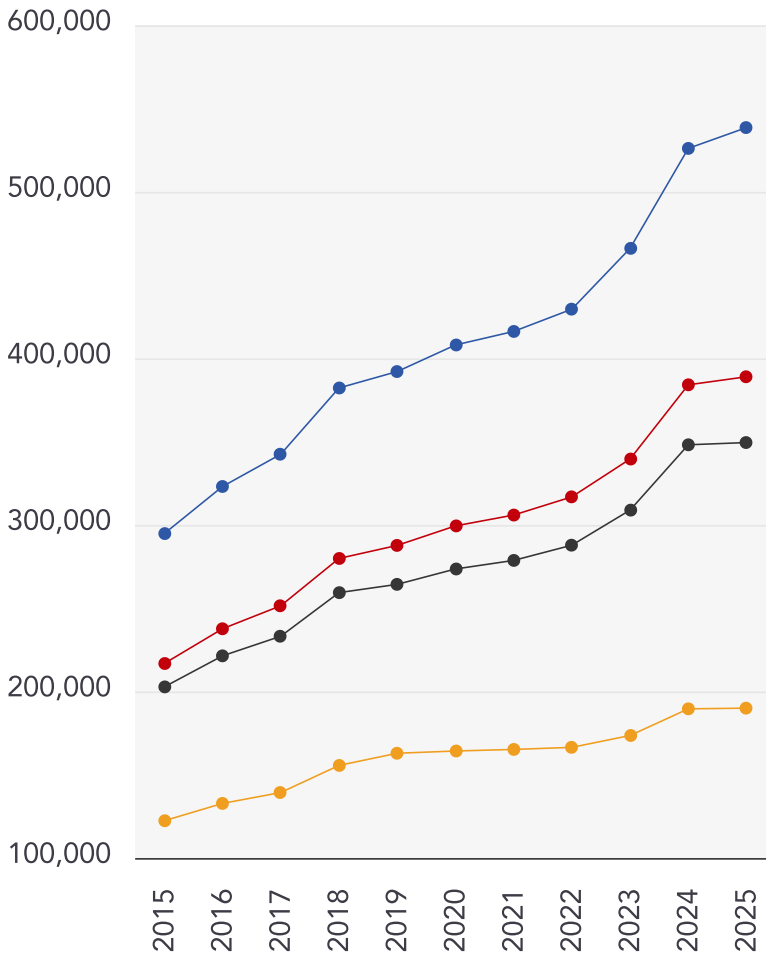
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	7.72 miles
2	Weston-super-Mare Knightstone Harbour	7.06 miles
3	Portishead Pier	11.53 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS25



Detached

+82.69%

Semi-Detached

+79.41%

Terraced

+72.35%

Flat

+55.23%

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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/

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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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