



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



4, CURLEW WAY, CHEDDAR, BS27 3FU

Cooper and Tanner

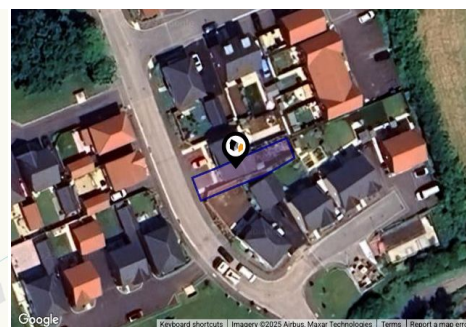
2 Saxon Court Cheddar BS27 3NA

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Property

| | |
|------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 667 ft ² / 62 m ² |
| Plot Area: | 0.04 acres |
| Council Tax : | Band C |
| Annual Estimate: | £2,015 |
| Title Number: | ST371772 |
| UPRN: | 10094575019 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 31/03/2022 |
| Last Sold Price: | £260,000 |
| Last Sold £/ft ² : | £389 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|------|------|------|
| 15 | 37 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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4 Curlew Way, Cheddar, BS27 3FU

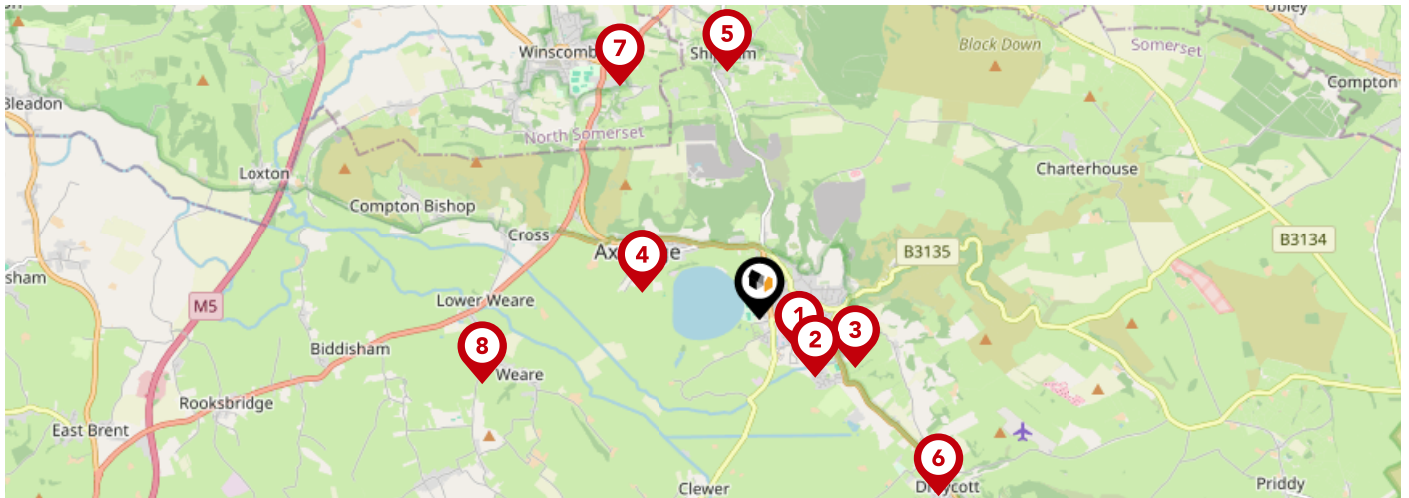
Energy rating

B

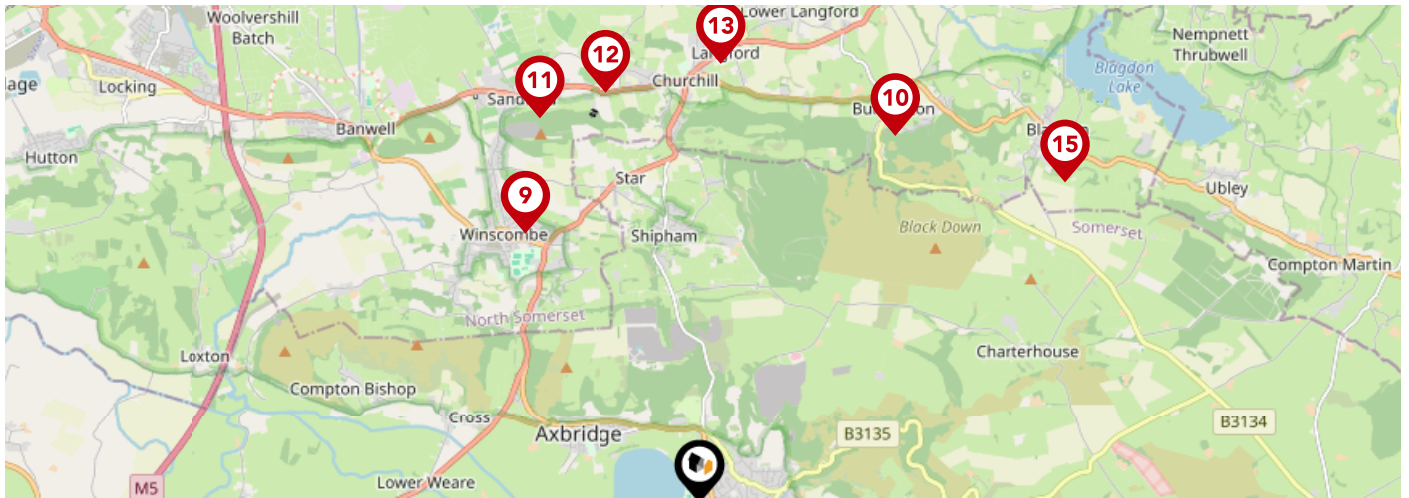
Valid until 25.04.2032

Certificate number
2665-3001-5304-3692-6200

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | 96 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



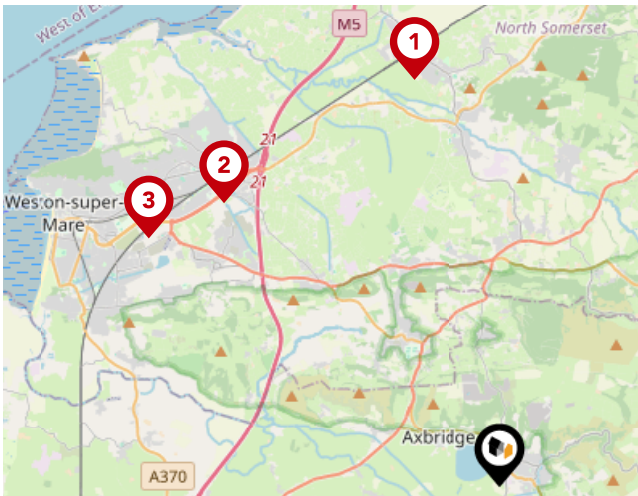
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:0.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:2.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:2.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:2.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:2.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:2.97 | <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:3.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:3.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:3.9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:4.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)

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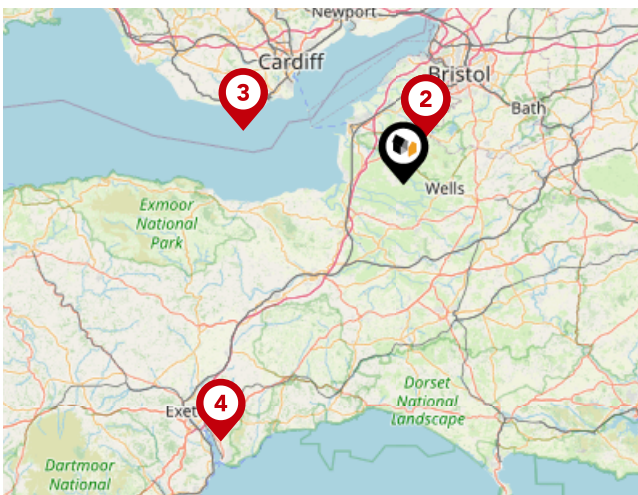
National Rail Stations

| Pin | Name | Distance |
|----------|----------------------------|------------|
| 1 | Yatton Rail Station | 7.69 miles |
| 2 | Worle Rail Station | 7.33 miles |
| 3 | Weston Milton Rail Station | 7.98 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|--------|-------------|
| 1 | M5 J21 | 7 miles |
| 2 | M5 J20 | 10.57 miles |
| 3 | M5 J22 | 7.5 miles |
| 4 | M5 J19 | 13.92 miles |
| 5 | M5 J23 | 11.44 miles |



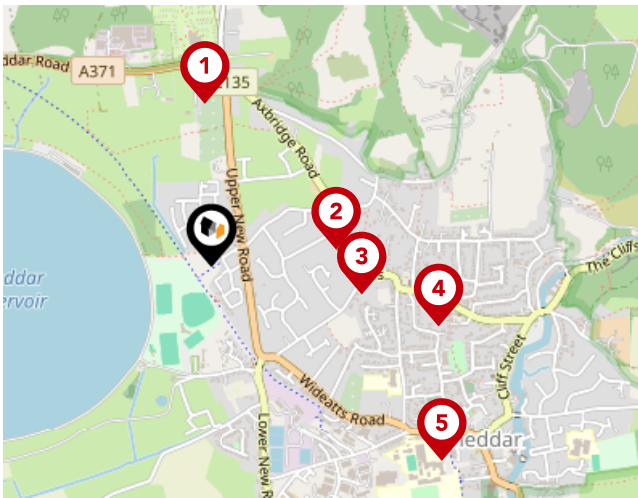
Airports/Helipads

| Pin | Name | Distance |
|----------|-----------------|-------------|
| 1 | Bristol Airport | 8.02 miles |
| 2 | Felton | 8.02 miles |
| 3 | Cardiff Airport | 25 miles |
| 4 | Exeter Airport | 46.84 miles |

Area

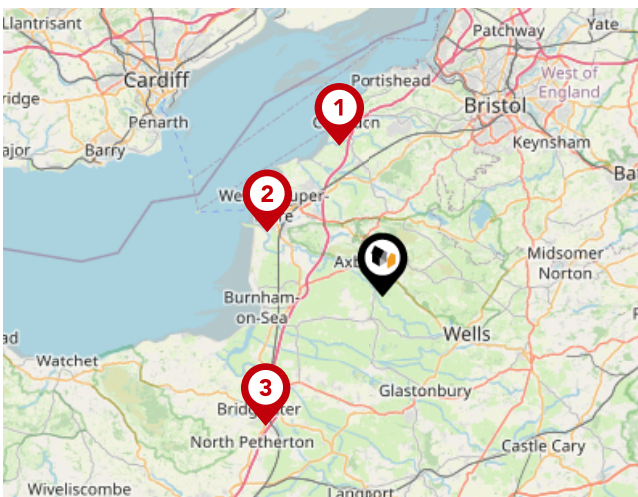
Transport (Local)

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Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Shipham Road Junction | 0.38 miles |
| 2 | Round Oak Road | 0.29 miles |
| 3 | The Barrows | 0.35 miles |
| 4 | Greenhill House | 0.54 miles |
| 5 | The Kings of Wessex | 0.7 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--|-------------|
| 1 | Clevedon Pier | 11.63 miles |
| 2 | Weston-super-Mare Knightstone Harbour | 9.79 miles |
| 3 | Bridgwater Ferry Terminal | 12.98 miles |

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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.



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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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