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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th October 2024



CHAPEL HOUSE, BIDDISHAM, AXBRIDGE, BS26 2RE

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.38 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST107273		
UPRN:	200001636949		

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 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Chapel House, Biddisham, Axbridge, BS26 2RE*

Reference - 03/18/00017	
Decision:	Granted Permission
Date:	23rd August 2018
Description:	Change of use of land to equestrian and the construction of a riding/turnout arena.

Property EPC - Certificate

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Chapel House, Biddisham, BS26 2RE

Energy rating

E

Valid until 01.06.2025

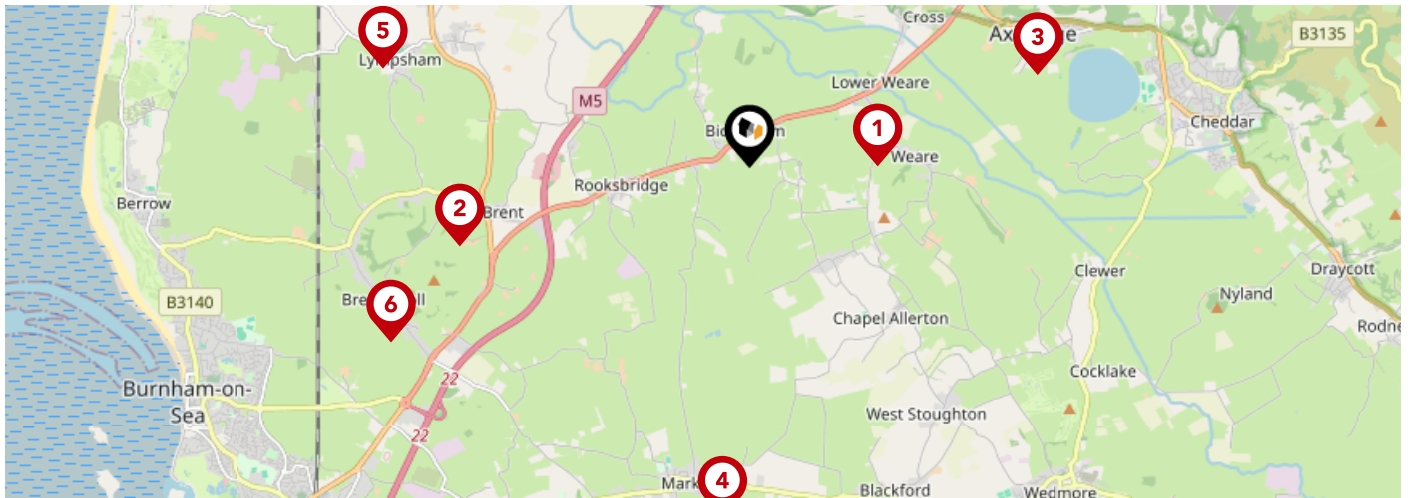
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Property

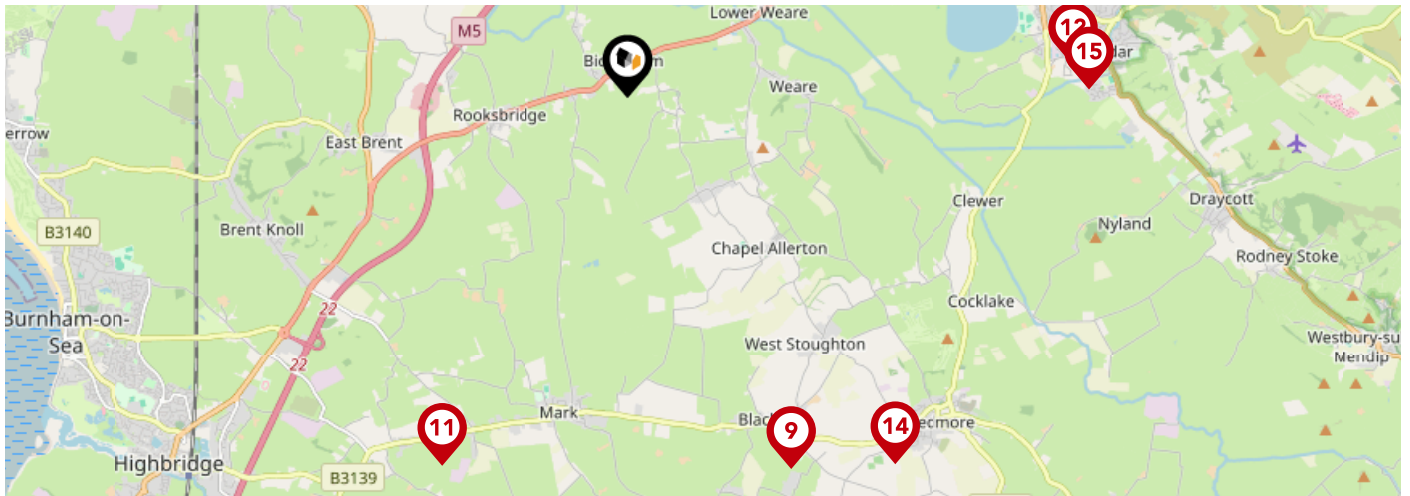
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	113 m ²



		Nursery	Primary	Secondary	College	Private
1	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:1.18	<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:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:3.52	<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:3.7	<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:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

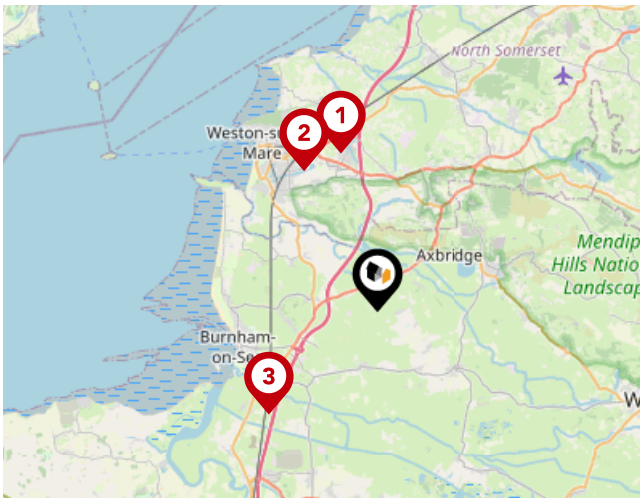


		Nursery	Primary	Secondary	College	Private
9	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:3.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hutton Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:4.15	<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	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Locking Primary School Ofsted Rating: Good Pupils: 281 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

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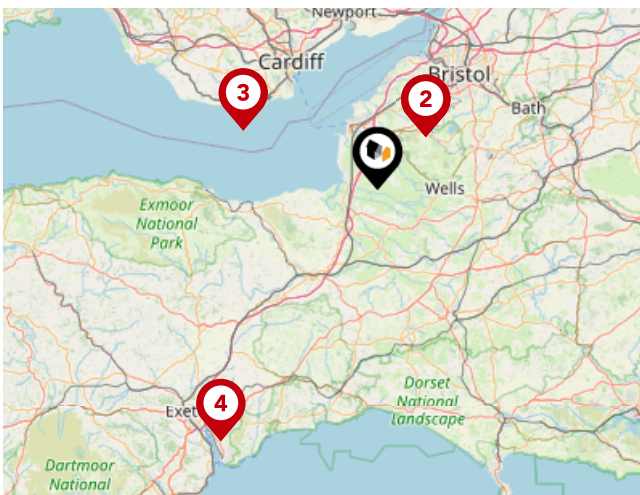
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	6.01 miles
2	Weston Milton Rail Station	5.9 miles
3	Highbridge & Burnham-on-Sea Rail Station	5.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	3.97 miles
2	M5 J21	6.1 miles
3	M5 J23	8.58 miles
4	M5 J20	11.11 miles
5	M5 J24	12.85 miles



Airports/HELIPADS

Pin	Name	Distance
1	Felton	10.66 miles
2	Bristol Airport	10.66 miles
3	Cardiff Airport	21.72 miles
4	Exeter Airport	44.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Axe-vale Depot	0.03 miles
2	Kingsway Road	0.56 miles
3	The Old School House	0.63 miles
4	Coombes Way	0.62 miles
5	Lower Weare	1.09 miles



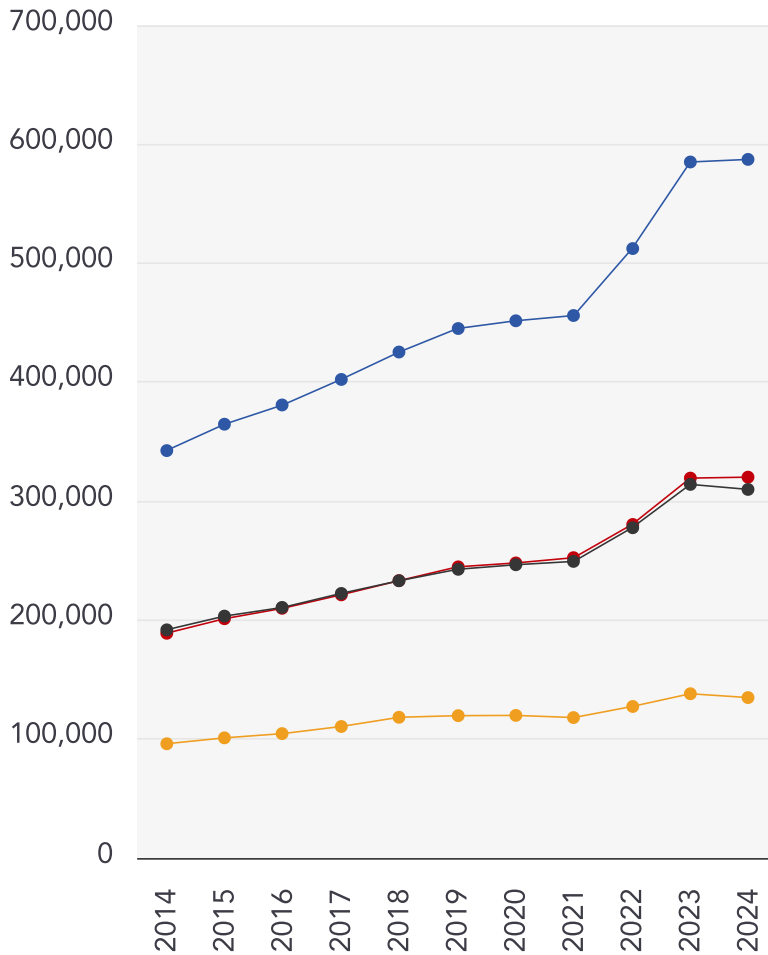
Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	7.2 miles
2	Clevedon Pier	11.8 miles
3	Bridgewater Ferry Terminal	10.28 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS26



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

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

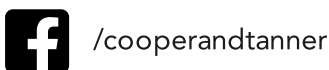


What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

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.



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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Valuation Office
Agency

