

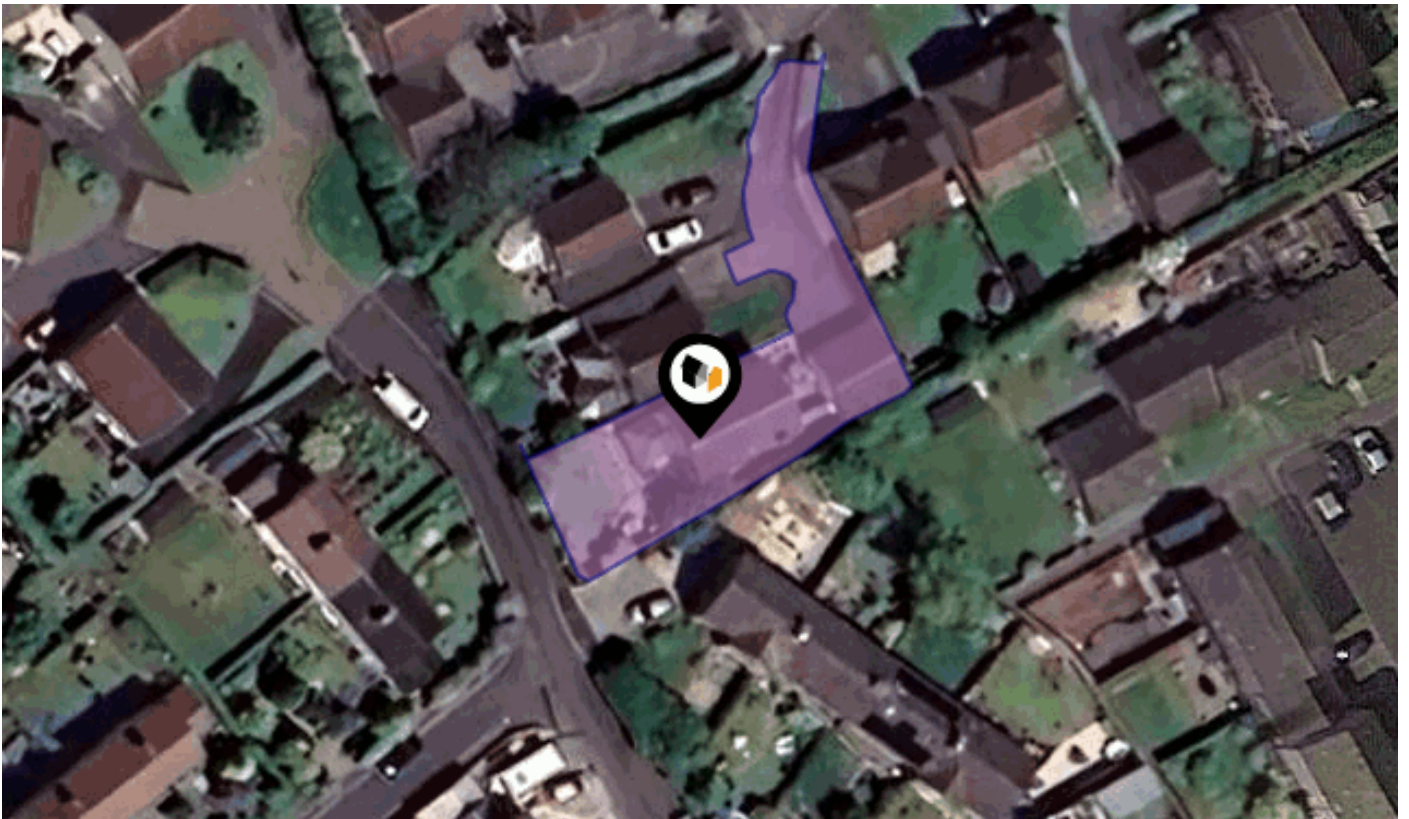


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th September 2024



CROSS FARM ROAD, DRAYCOTT, CHEDDAR, BS27

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.12 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	ST146952		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Cross Farm Road, Draycott, BS27

Energy rating

D

Valid until 13.11.2027

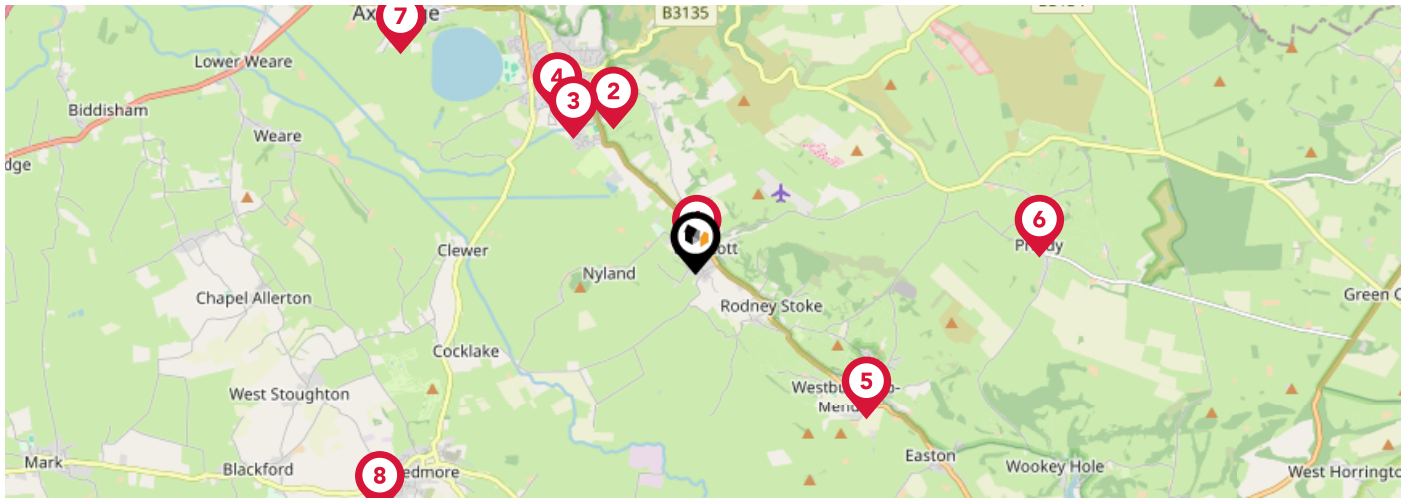
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

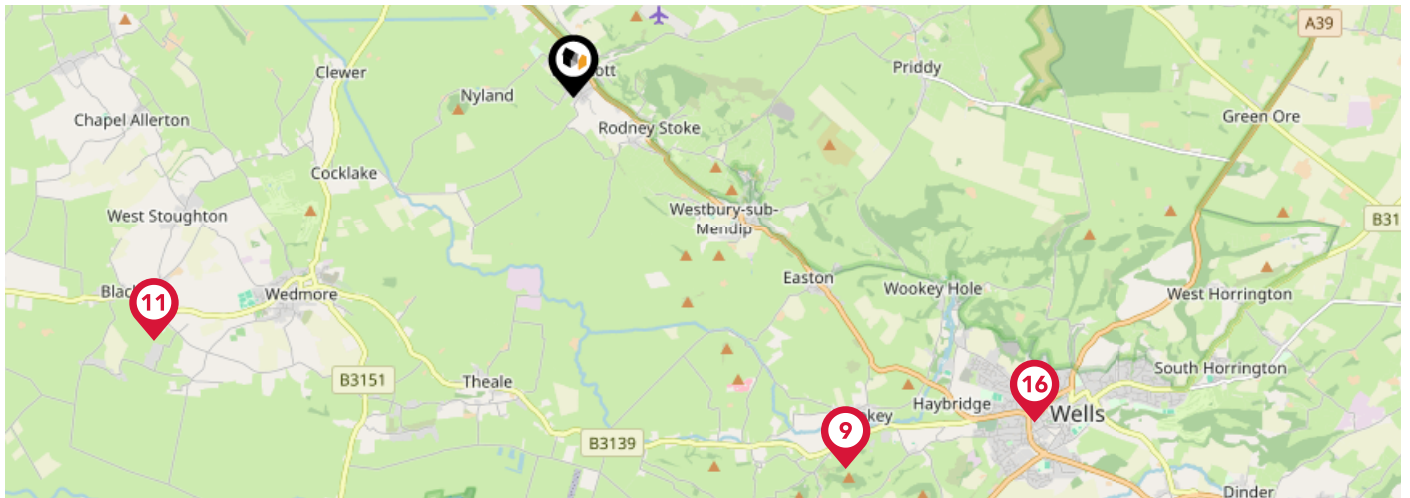
EPC - Additional Data









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	112 m ²



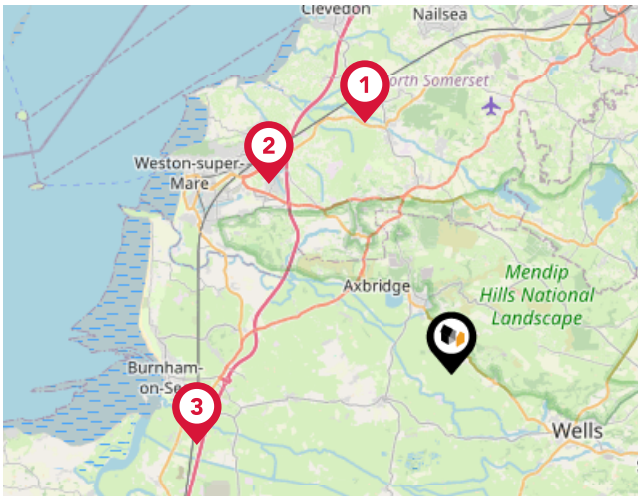
	Nursery	Primary	Secondary	College	Private
<p>1 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:2.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:3.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:4.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:5.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

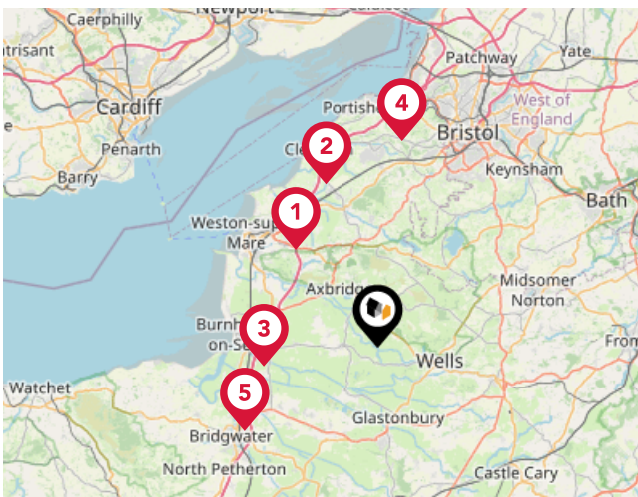
Area Transport (National)

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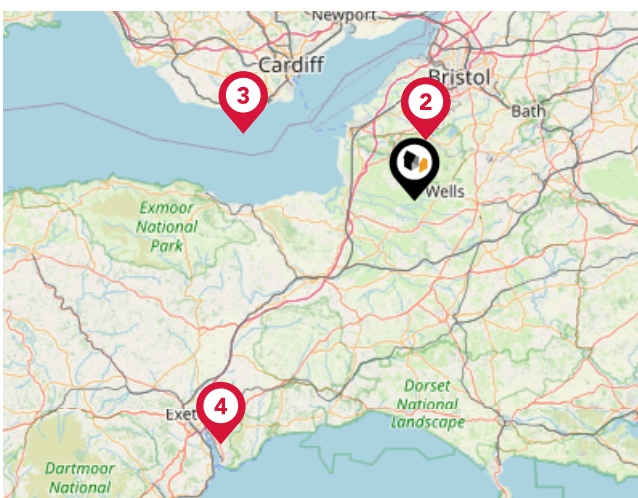
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	9.88 miles
2	Worle Rail Station	9.77 miles
3	Highbridge & Burnham-on-Sea Rail Station	9.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	9.44 miles
2	M5 J20	12.72 miles
3	M5 J22	8.55 miles
4	M5 J19	15.41 miles
5	M5 J23	11.62 miles



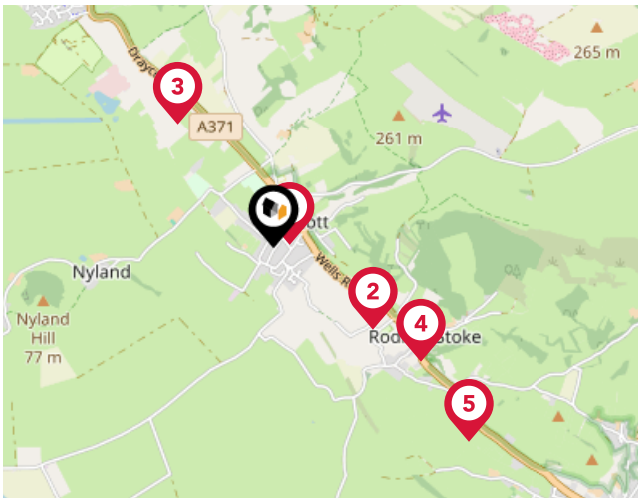
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	9.22 miles
2	Felton	9.22 miles
3	Cardiff Airport	27.17 miles
4	Exeter Airport	46.4 miles

Area

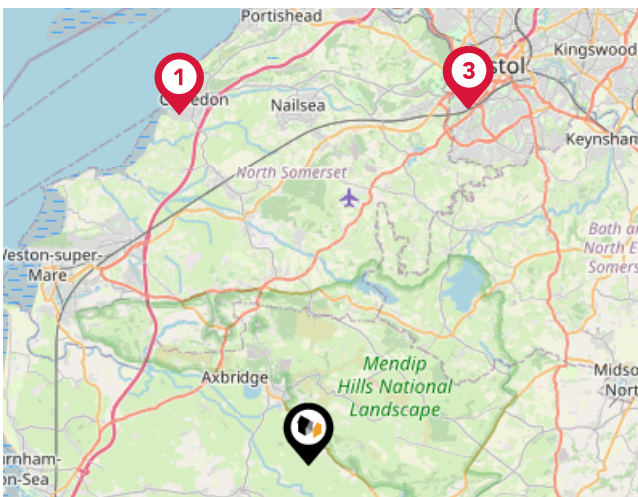
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Back Lane	0.08 miles
2	Smiths Close	0.6 miles
3	Garden Centre	0.72 miles
4	Scaddens Lane	0.87 miles
5	Bucklegrove Caravan Park	1.28 miles



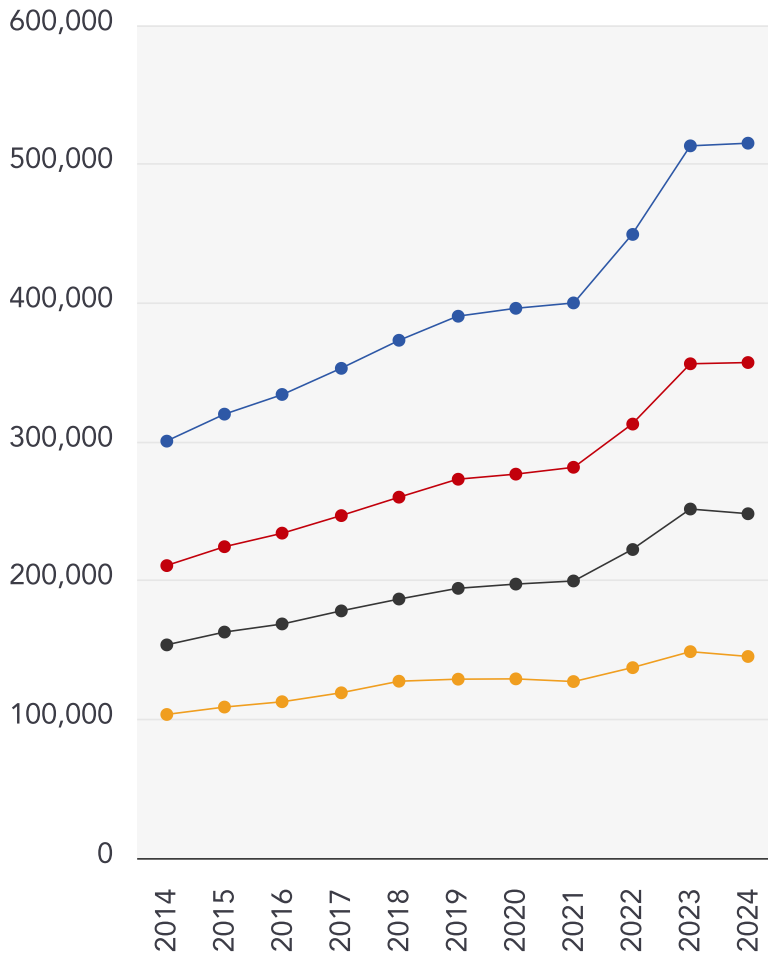
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	13.86 miles
2	Nova Scotia Ferry Landing	14.46 miles
3	The Cottage Ferry Landing	14.46 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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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



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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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