



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 28th October 2024



OLD COACH ROAD, CROSS, AXBRIDGE, BS26

Cooper and Tanner

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Property Overview

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,205 ft ² / 112 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | Before 1900 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,267 | | |
| Title Number: | ST138347 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 20 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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Energy rating

D

Valid until 18.03.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | FiT application |
| 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: | 2 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Sandstone or limestone, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 270 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 94% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 112 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:1.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:2.04 | <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:2.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:2.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:2.69 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:2.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

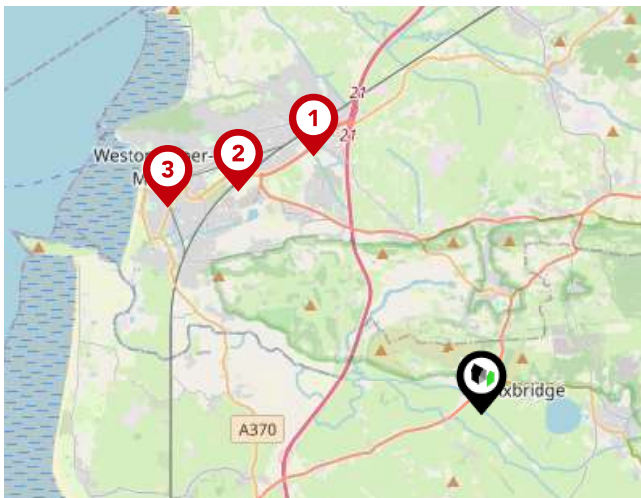
Area Schools

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| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.02</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:3.11</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:3.5</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.18</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:4.21</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Parklands Educate Together Primary Ofsted Rating: Good Pupils: 308 Distance:4.47</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Locking Primary School Ofsted Rating: Good Pupils: 281 Distance:4.5</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4.55</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Worle Rail Station | 5.7 miles |
| 2 | Weston Milton Rail Station | 6.13 miles |
| 3 | Weston-super-Mare Rail Station | 6.97 miles |



Trunk Roads/Motorways

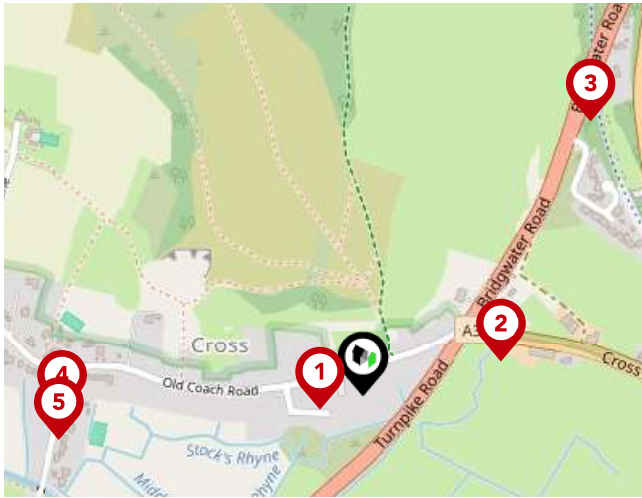
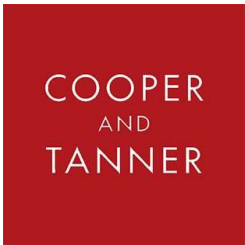
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J21 | 5.53 miles |
| 2 | M5 J22 | 6.04 miles |
| 3 | M5 J20 | 9.88 miles |
| 4 | M5 J23 | 10.48 miles |
| 5 | M5 J19 | 14.09 miles |



Airports/HELIPADS

| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Bristol Airport | 8.67 miles |
| 2 | Felton | 8.67 miles |
| 3 | Cardiff Airport | 22.97 miles |
| 4 | Exeter Airport | 46.11 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | The White Hart | 0.05 miles |
| 2 | Cross | 0.16 miles |
| 3 | Shute Shelve Hill | 0.41 miles |
| 4 | Crossways House | 0.35 miles |
| 5 | The Bus Shelter | 0.36 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--|-------------|
| 1 | Clevedon Pier | 10.77 miles |
| 2 | Weston-super-Mare Knightstone Harbour | 7.84 miles |
| 3 | Bridgwater Ferry Terminal | 12.14 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 new 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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Data Quality

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency



Royal Mail