

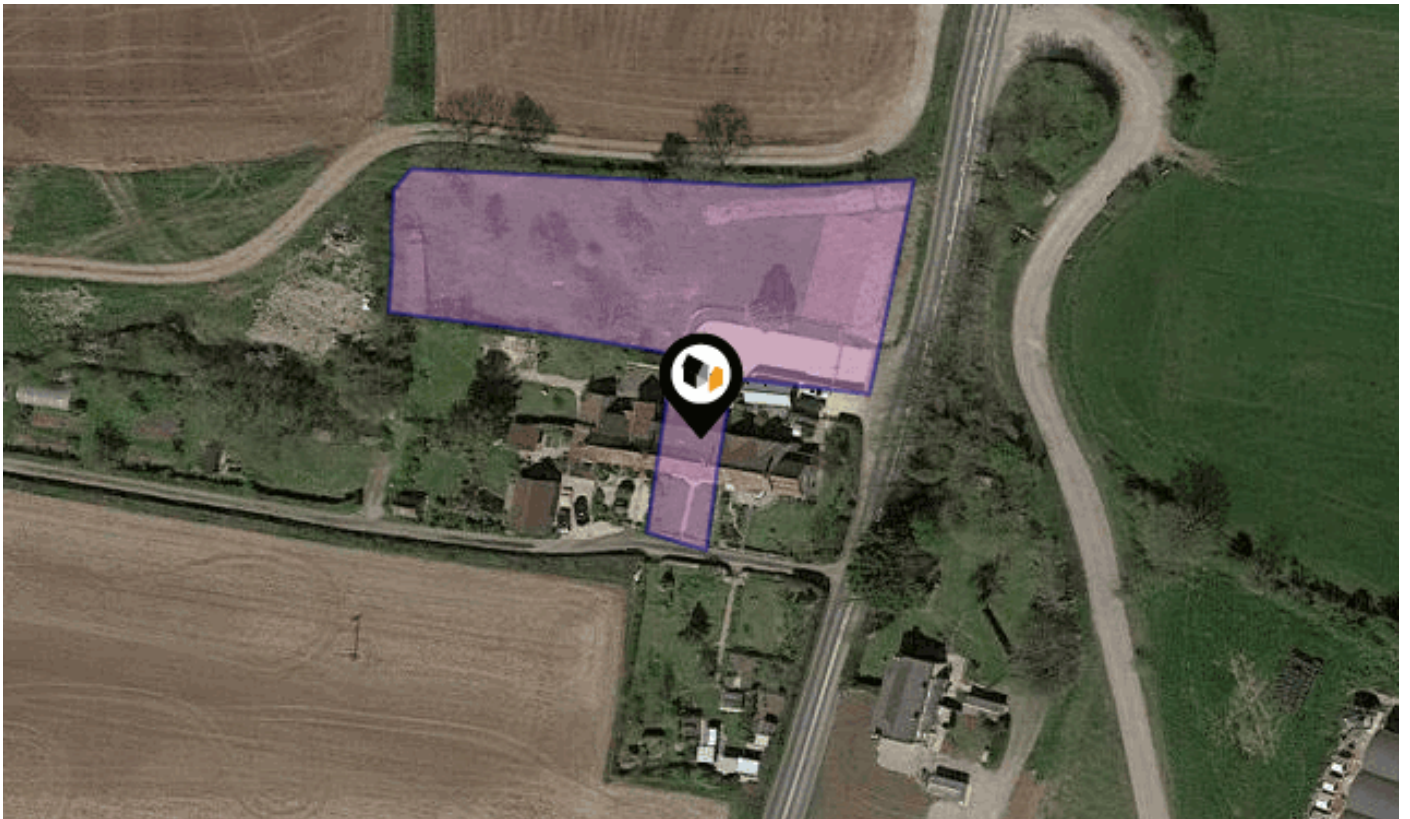


See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 28th September 2024



BEARD HILL, PYLLE, SHEPTON MALLET, BA4

Cooper and Tanner

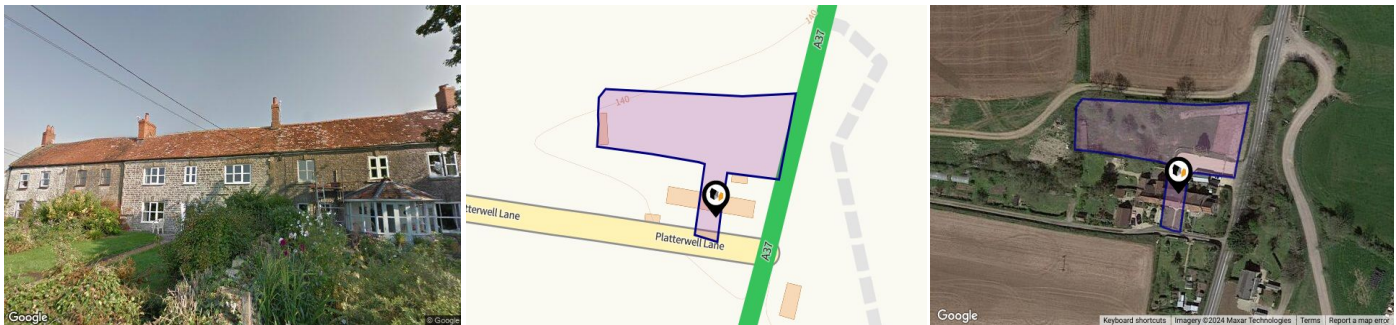
32 High Street Shepton Mallet BA4 5AS

01749 372200

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.71 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	WS56676		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

27 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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PLATTERWELL LANE, PILTON, BA4

Energy rating

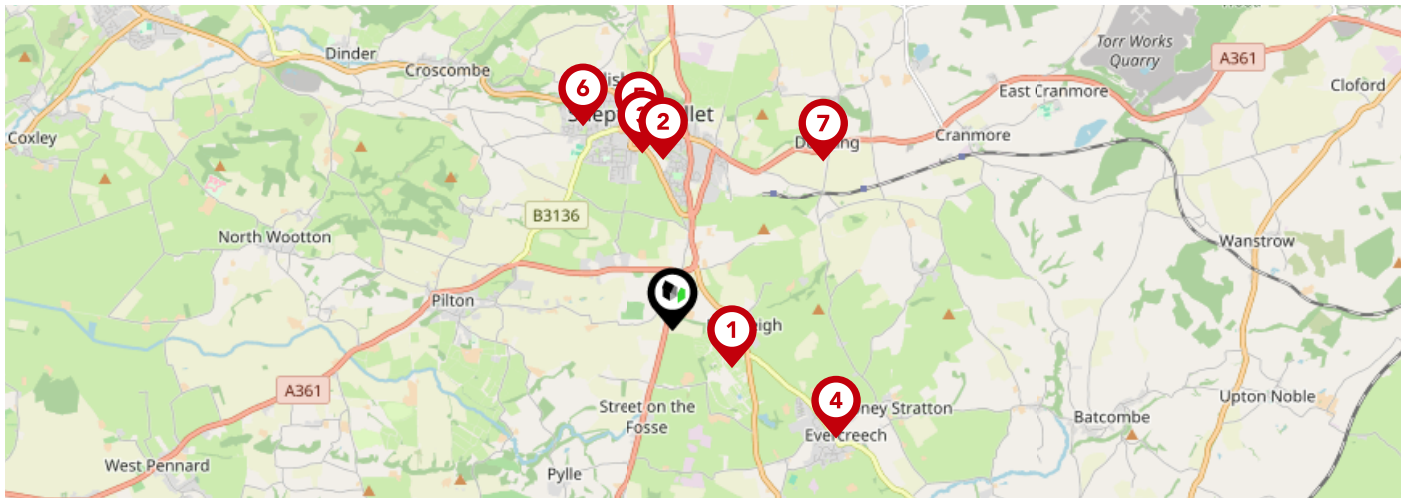
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Valid until 14.02.2031

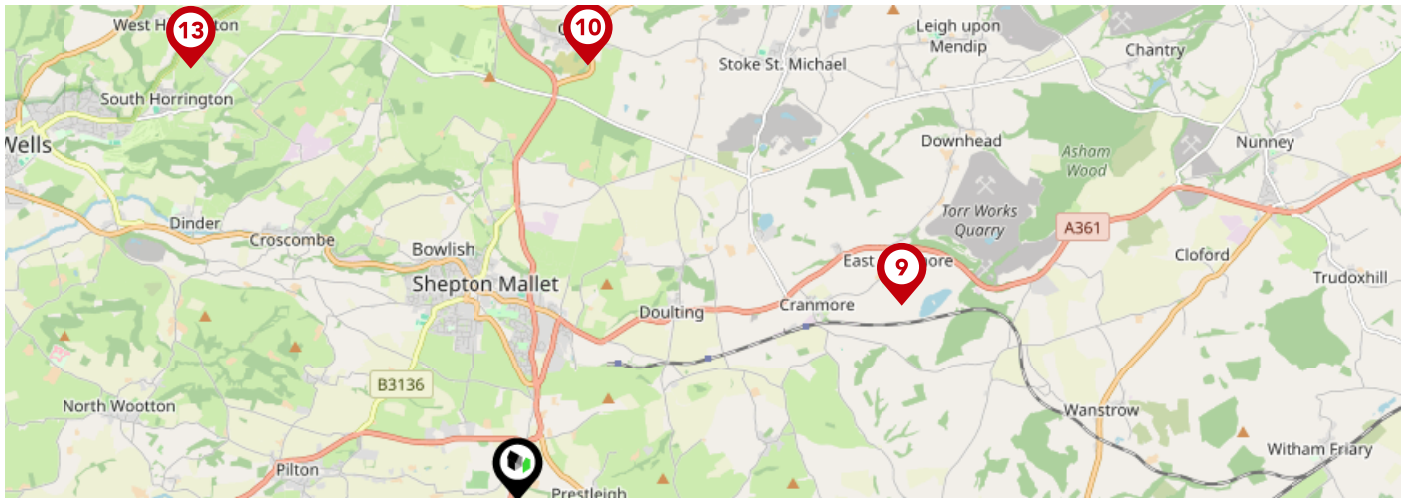
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Standard tariff
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:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	131 m ²

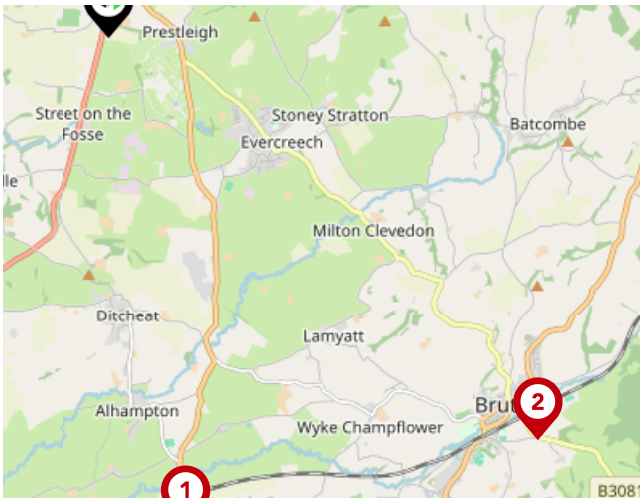


		Nursery	Primary	Secondary	College	Private
1	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitstone Ofsted Rating: Good Pupils: 584 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:4.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:5.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:5.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



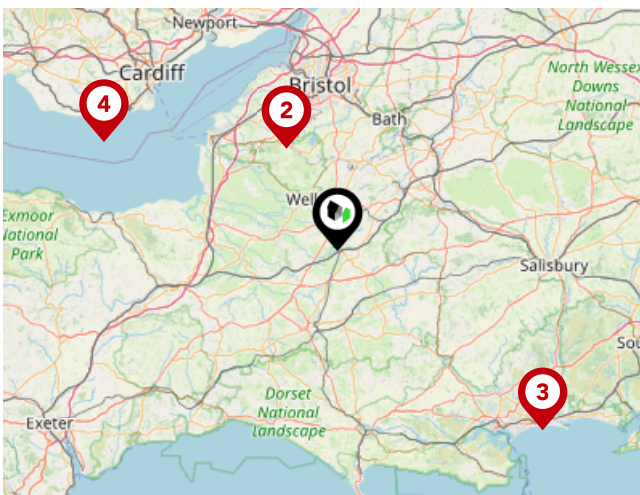
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	4.63 miles
2	Bruton Rail Station	5.47 miles
3	Frome Rail Station	10.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	20.87 miles
2	M32 J2	21.39 miles
3	M32 J1	23.44 miles
4	M5 J19	22.8 miles
5	M5 J18	23.91 miles

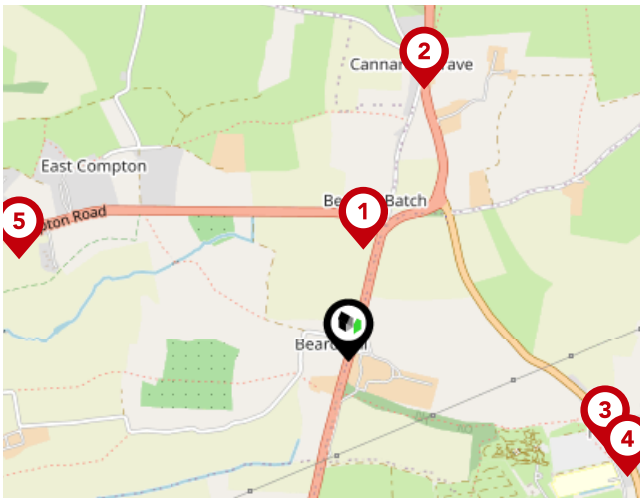


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.98 miles
2	Felton	16.98 miles
3	Bournemouth International Airport	40.83 miles
4	Cardiff Airport	38.16 miles

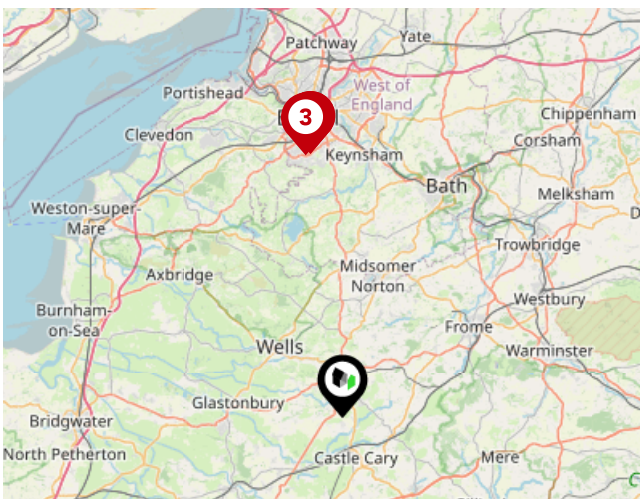
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beardley Batch	0.26 miles
2	Highwayman Inn	0.66 miles
3	Prestleigh Inn	0.63 miles
4	Chapel	0.7 miles
5	Midsomer House Farm	0.8 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	19.68 miles
2	The Ostrich	19.68 miles
3	Wapping Wharf	19.65 miles

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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