



# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 28<sup>th</sup> October 2024



## MARSA WAY, BRIDGWATER, TA6

### Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

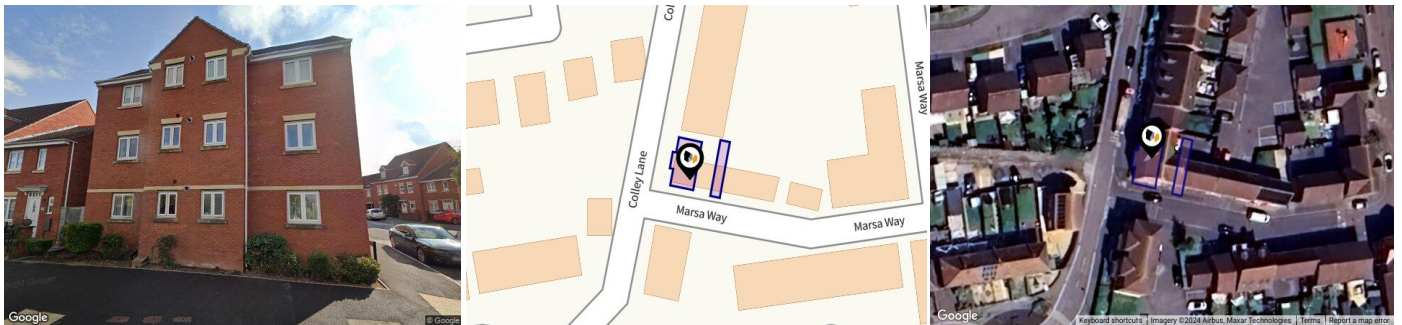
cheddar@cooperandtanner.co.uk

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# Property Overview

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	08/03/2007
<b>Plot Area:</b>	0.03 acres	<b>End Date:</b>	01/07/2161
<b>Year Built :</b>	2007	<b>Lease Term:</b>	155 years from 1 July 2006
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	136 years
<b>Annual Estimate:</b>	£1,511		
<b>Title Number:</b>	ST254736		

## Local Area

<b>Local Authority:</b>	Somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>73</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)

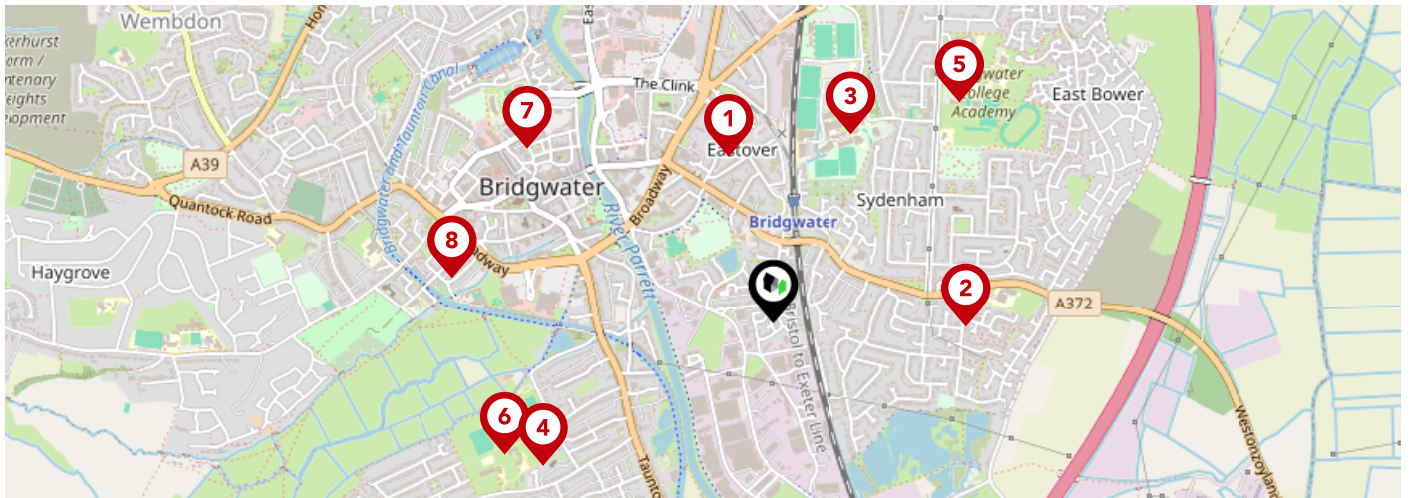


### Satellite/Fibre TV Availability:

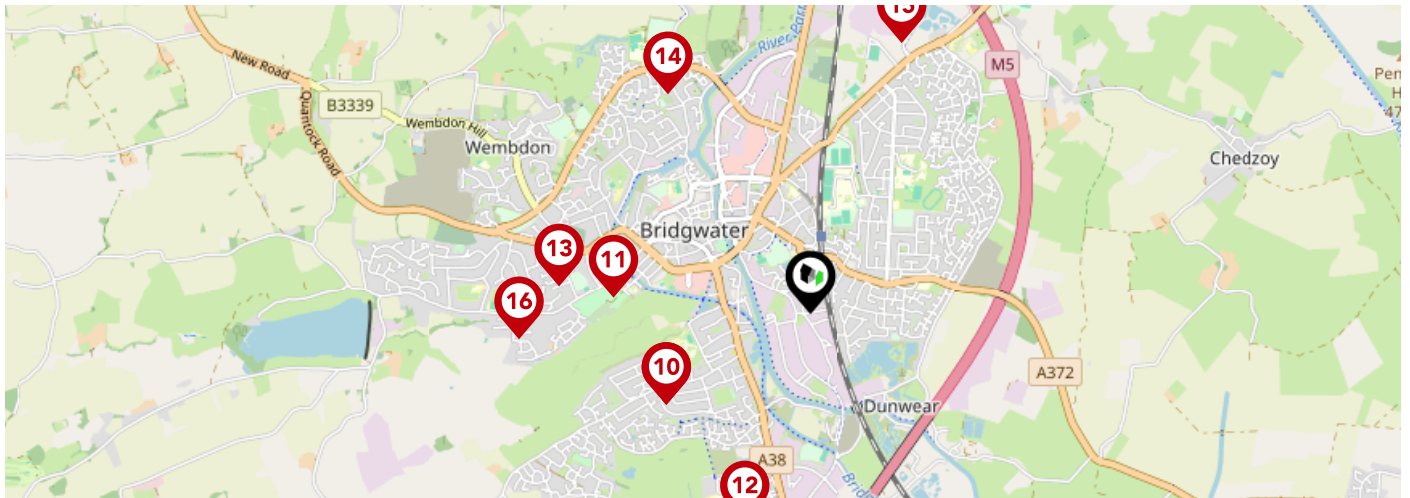


# Area Schools

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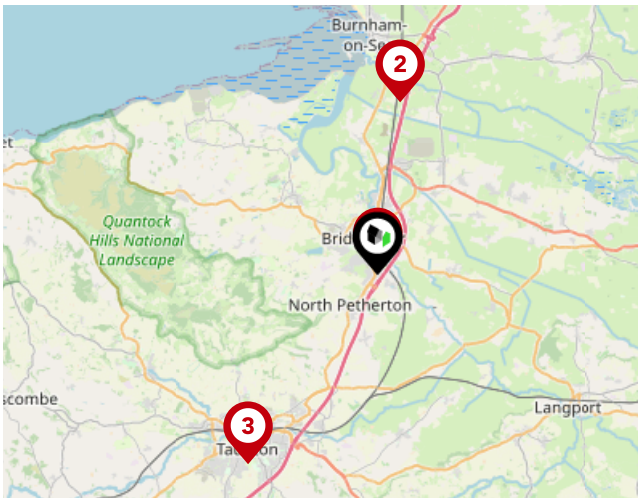


	Nursery	Primary	Secondary	College	Private
<p><b>1 Eastover Primary School</b> Ofsted Rating: Good   Pupils: 412   Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 St John and St Francis Church School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 Bridgwater and Taunton College</b> Ofsted Rating: Good   Pupils:0   Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Polden Bower School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 Bridgwater College Academy</b> Ofsted Rating: Requires improvement   Pupils: 1595   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 Robert Blake School</b> Ofsted Rating: Requires improvement   Pupils: 1046   Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 Northgate Primary School</b> Ofsted Rating: Good   Pupils: 256   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 The Bridge School Sedgemoor</b> Ofsted Rating: Good   Pupils: 59   Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



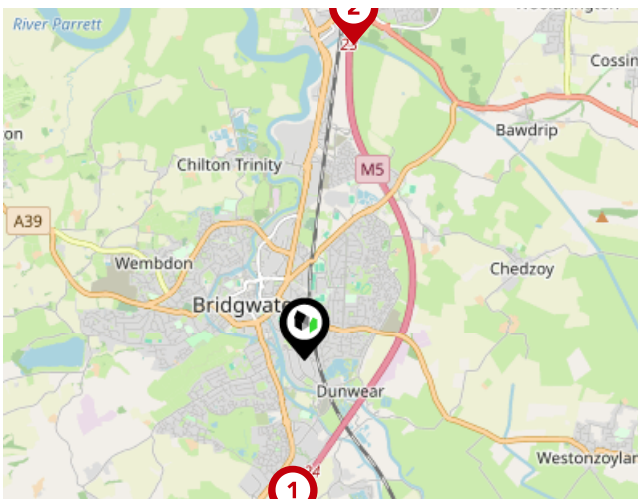
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Hamp Nursery and Infants' School</b> Ofsted Rating: Good   Pupils: 273   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hamp Academy</b> Ofsted Rating: Good   Pupils: 329   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Westover Green Community School and Autism Centre</b> Ofsted Rating: Good   Pupils: 405   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Somerset Bridge Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Joseph's Catholic Primary School, Bridgwater</b> Ofsted Rating: Good   Pupils: 206   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Chilton Trinity School</b> Ofsted Rating: Requires improvement   Pupils: 970   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Willowdown Primary School</b> Ofsted Rating: Requires improvement   Pupils: 307   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Haygrove School</b> Ofsted Rating: Good   Pupils: 1066   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



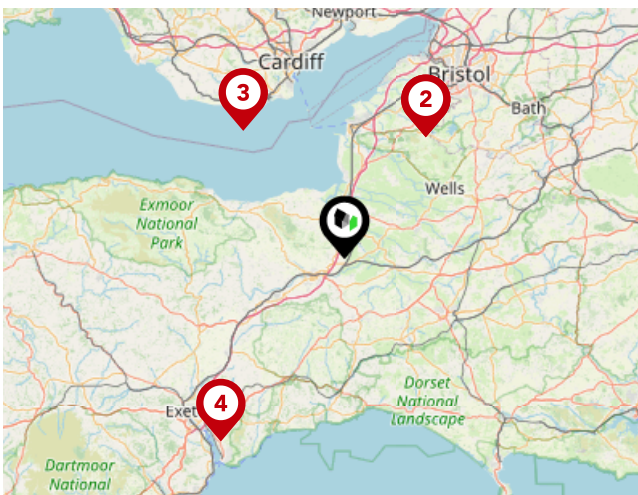
## National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.22 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.53 miles
3	Taunton Rail Station	8.55 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	1.56 miles
2	M5 J23	2.97 miles
3	M5 J22	7.95 miles
4	M5 J25	7.97 miles
5	M5 J26	13.66 miles

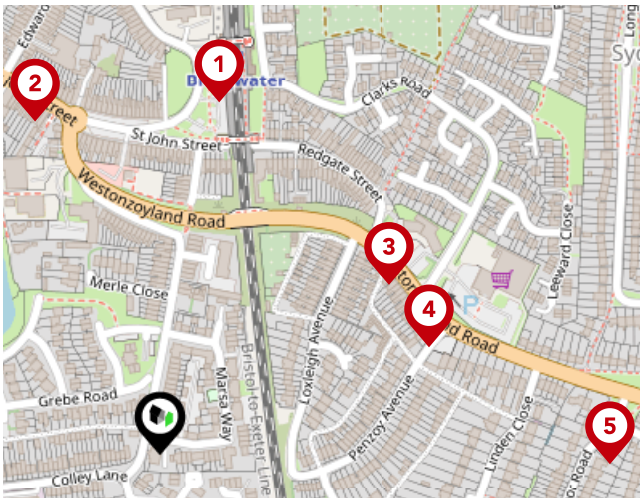


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	21.81 miles
2	Felton	21.81 miles
3	Cardiff Airport	24.18 miles
4	Exeter Airport	32.95 miles

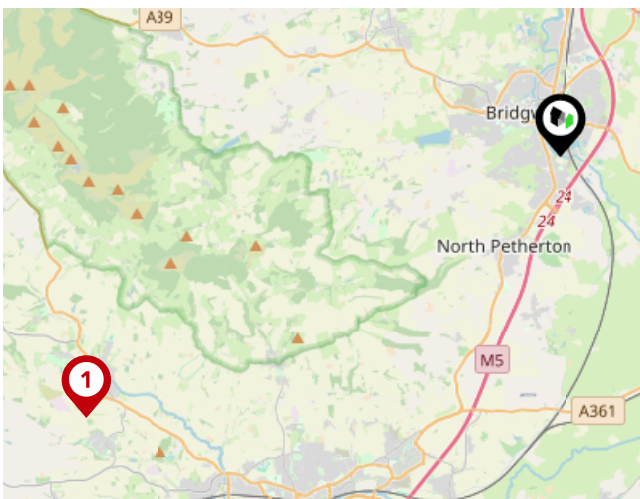
# Area

## Transport (Local)



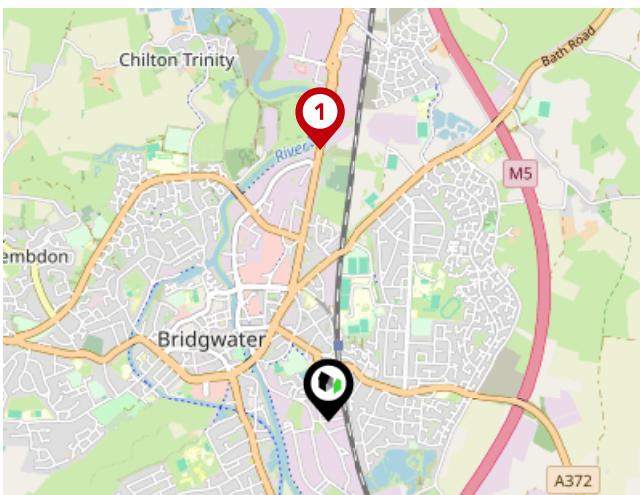
### Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.21 miles
2	St John Street	0.21 miles
3	Redgate Medical Centre	0.17 miles
4	Penzoy Avenue	0.17 miles
5	Sedgemoor Road	0.26 miles



### Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	10.07 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	1.27 miles

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### Cooper and Tanner

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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

## 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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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

