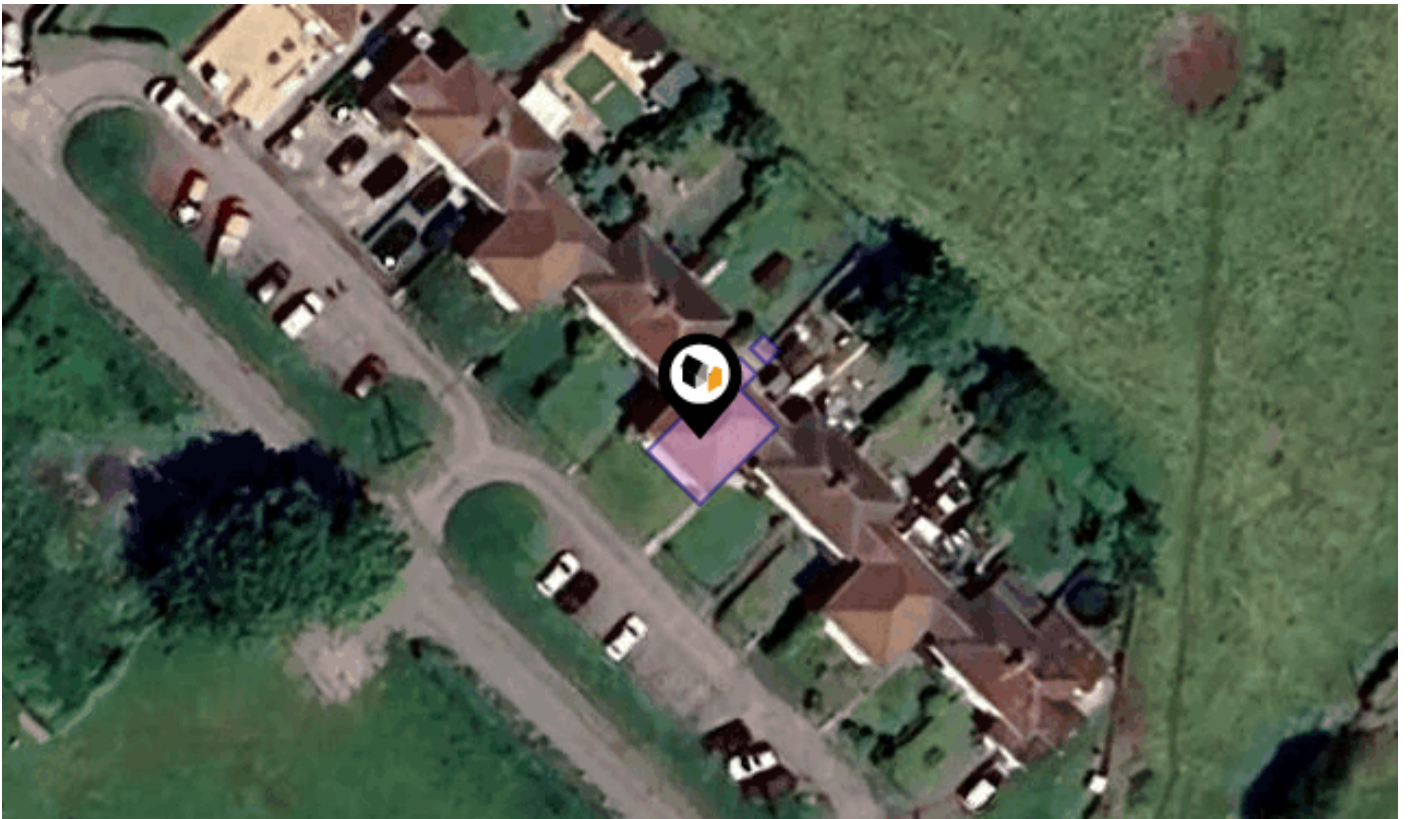




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 24th October 2024



CHURCH LANE, BLACKFORD, WEDMORE, BS28

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

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Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	24/01/2021
Floor Area:	602 ft ² / 56 m ²	End Date:	25/01/2146
Plot Area:	0.02 acres	Lease Term:	125 years from 25 January 2021
Year Built :	1950-1966	Term Remaining:	121 years
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	ST363577		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

24 mb/s **1000** mb/s



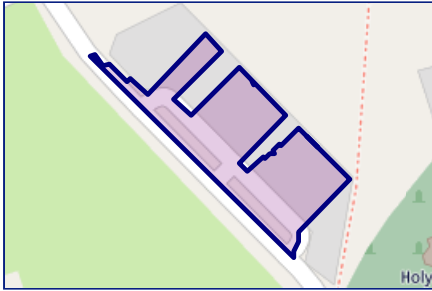
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

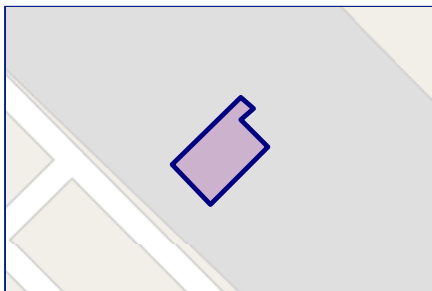


Freehold Title Plan



ST140814

Leasehold Title Plan

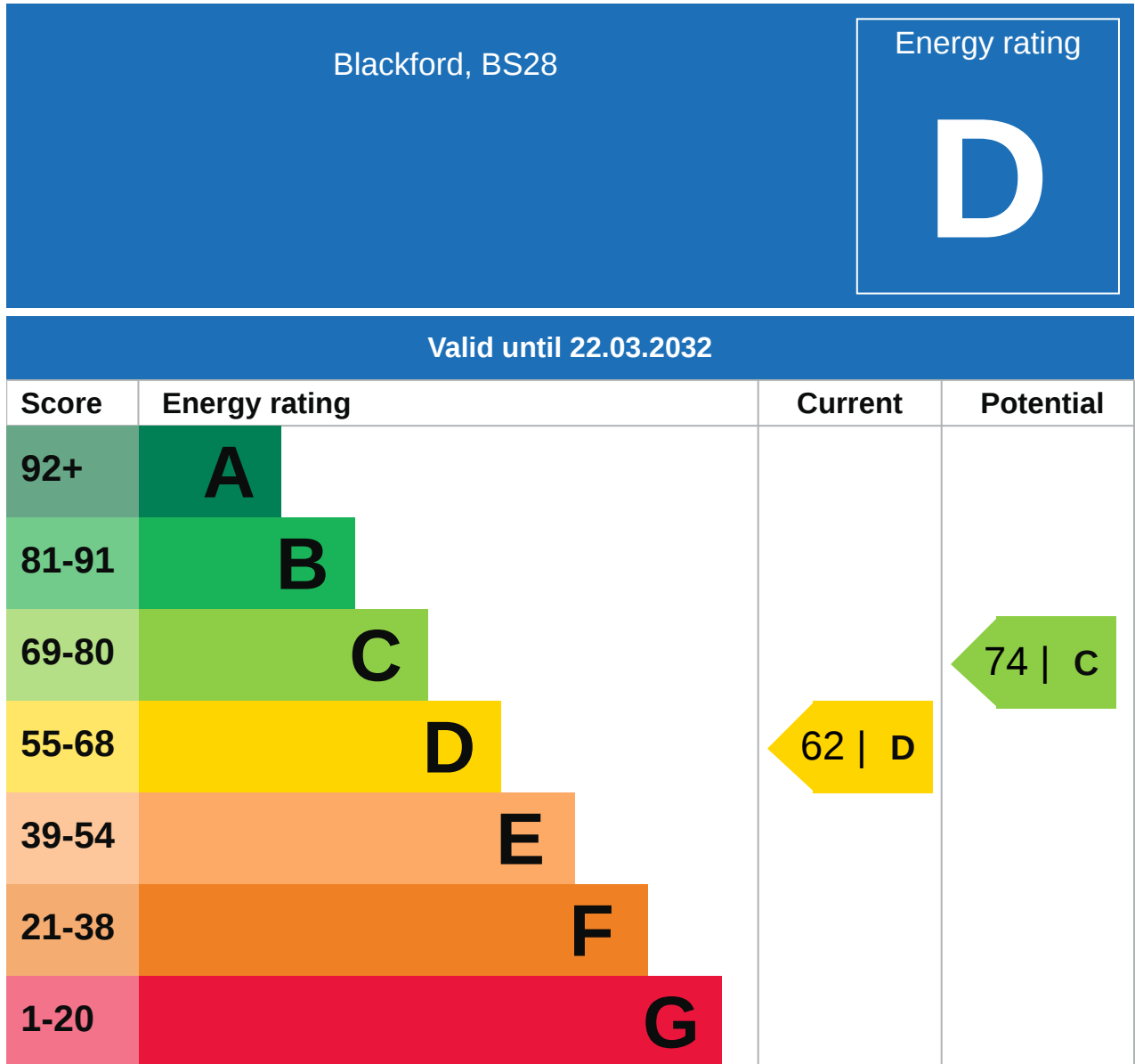


ST363577

Start Date: 24/01/2021
End Date: 25/01/2146
Lease Term: 125 years from 25 January 2021
Term Remaining: 121 years

Property EPC - Certificate

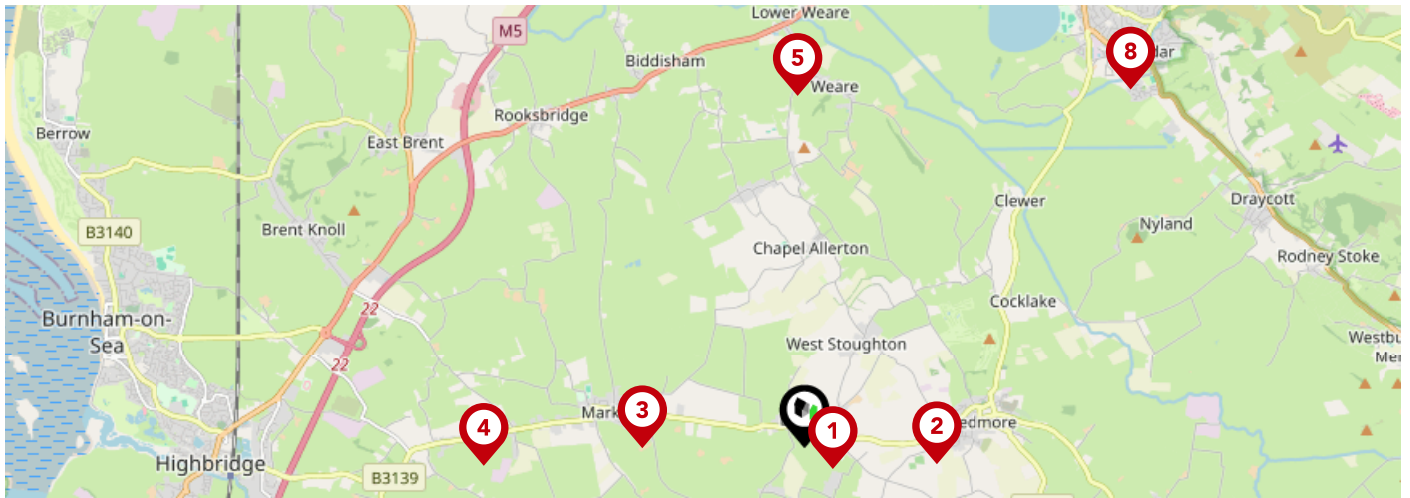
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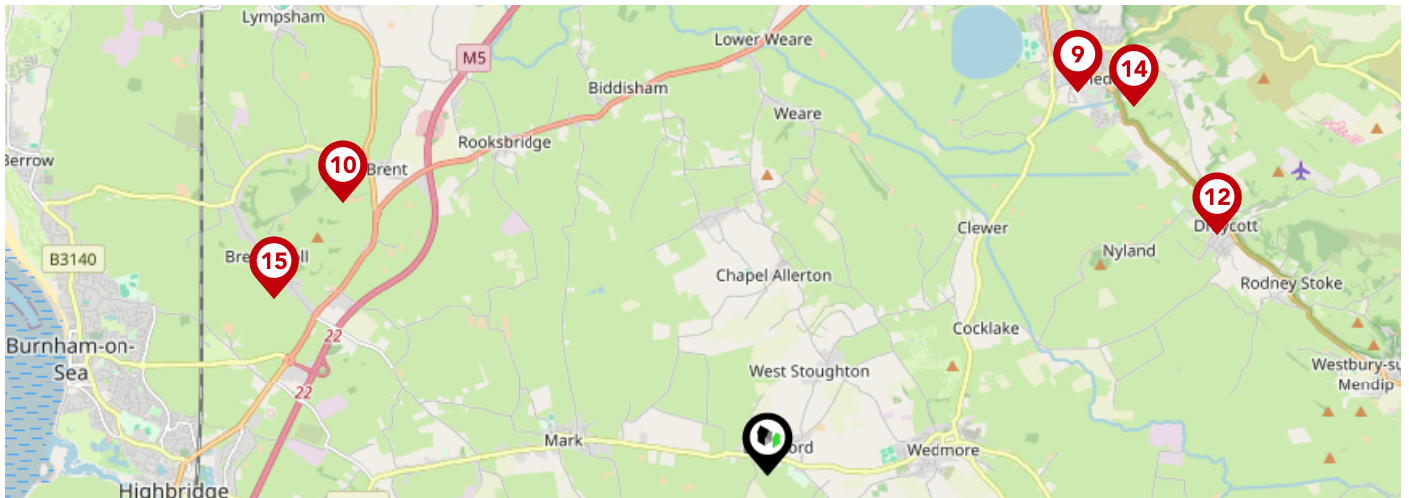
Property EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
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:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m ²

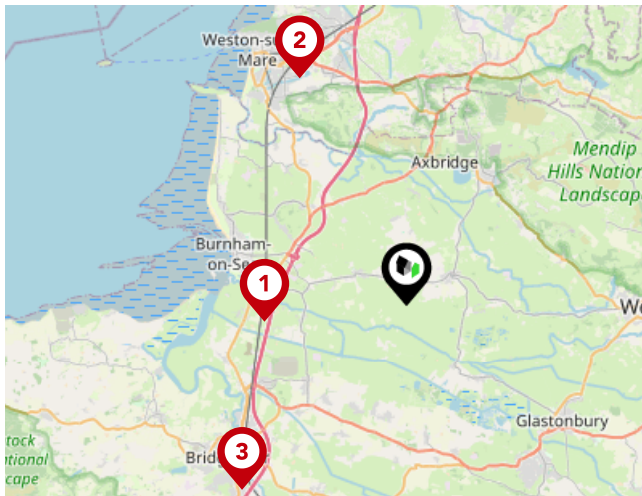


		Nursery	Primary	Secondary	College	Private
1	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



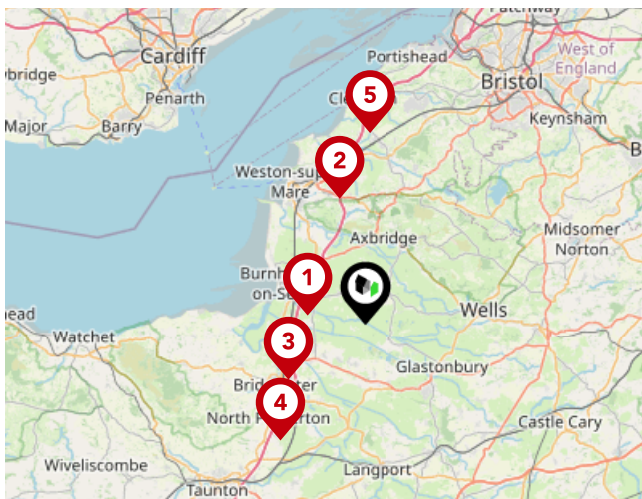
	Nursery	Primary	Secondary	College	Private
<p>9 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:4.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:4.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:4.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:4.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:4.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



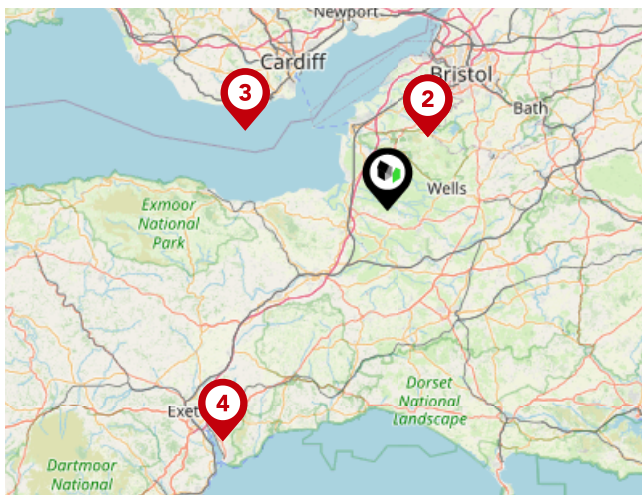
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	5.35 miles
2	Weston Milton Rail Station	9.36 miles
3	Bridgwater Rail Station	9.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	4.35 miles
2	M5 J21	9.5 miles
3	M5 J23	7.02 miles
4	M5 J24	10.63 miles
5	M5 J20	14.23 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.6 miles
2	Felton	12.6 miles
3	Cardiff Airport	24.29 miles
4	Exeter Airport	42.24 miles

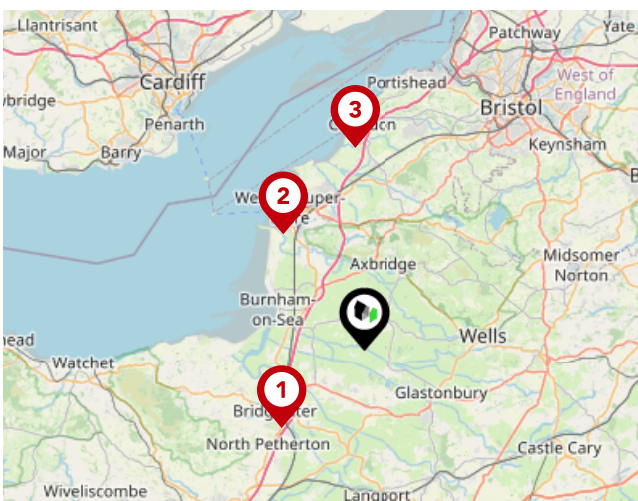
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sedgemoor North Slinky - Blackford DRT	0.07 miles
2	Sexeys Arms Inn	0.12 miles
3	Sexeys Cottage	0.31 miles
4	Hugh Sexey School	0.4 miles
5	Bus Shelter	1.58 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	8.46 miles
2	Weston-super-Mare Knightstone Harbour	10.53 miles
3	Clevedon Pier	15.06 miles

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

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



/cooper_and_tanner/

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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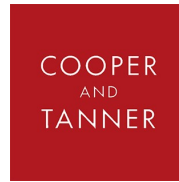
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UK Government

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

