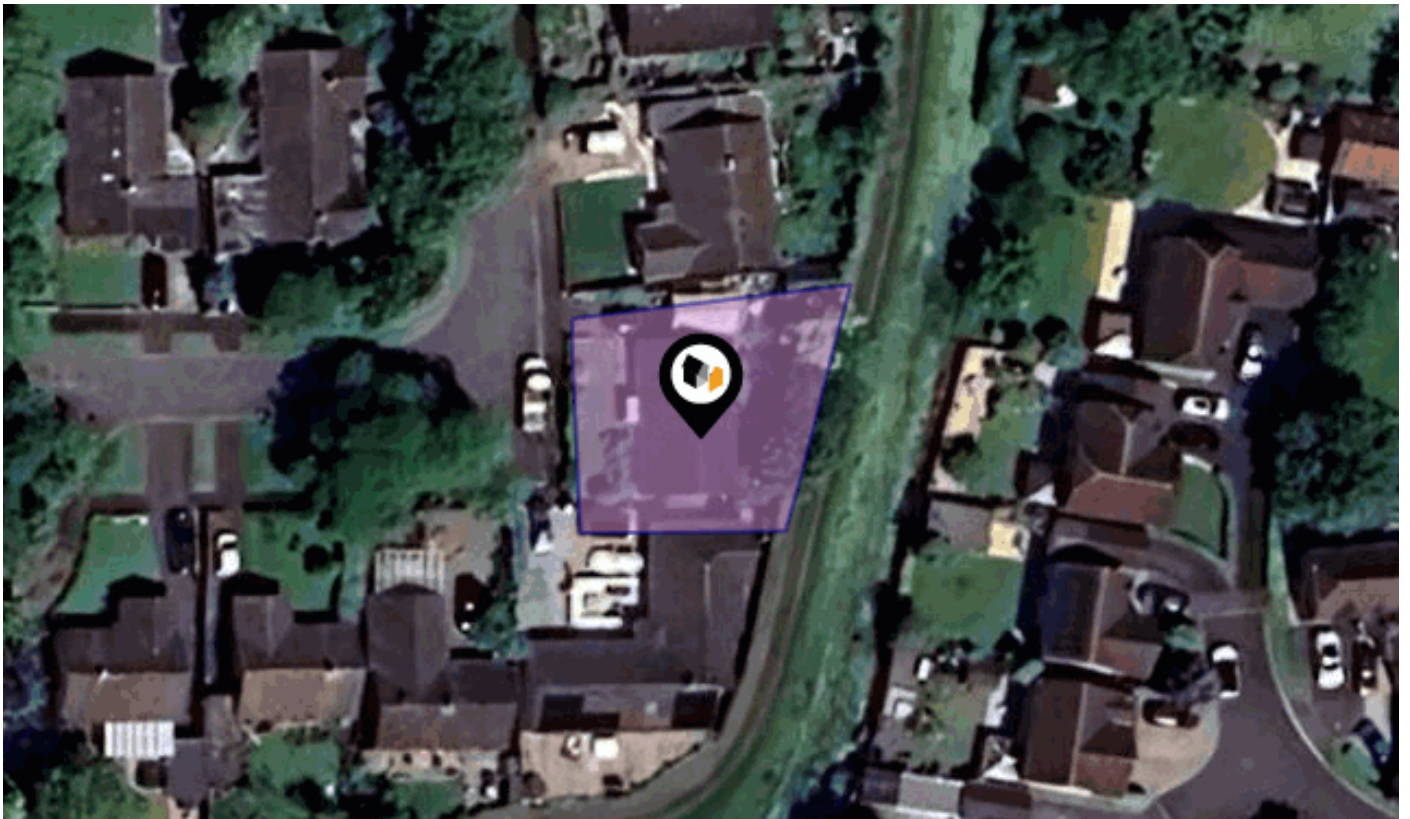




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 20th December 2024



CHURCHLANDS, MARK, HIGHBRIDGE, TA9

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

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cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.1 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST151591		

Local Area

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

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:



CHURCHLANDS, MARK, TA9

Energy rating

D

Valid until 22.09.2030

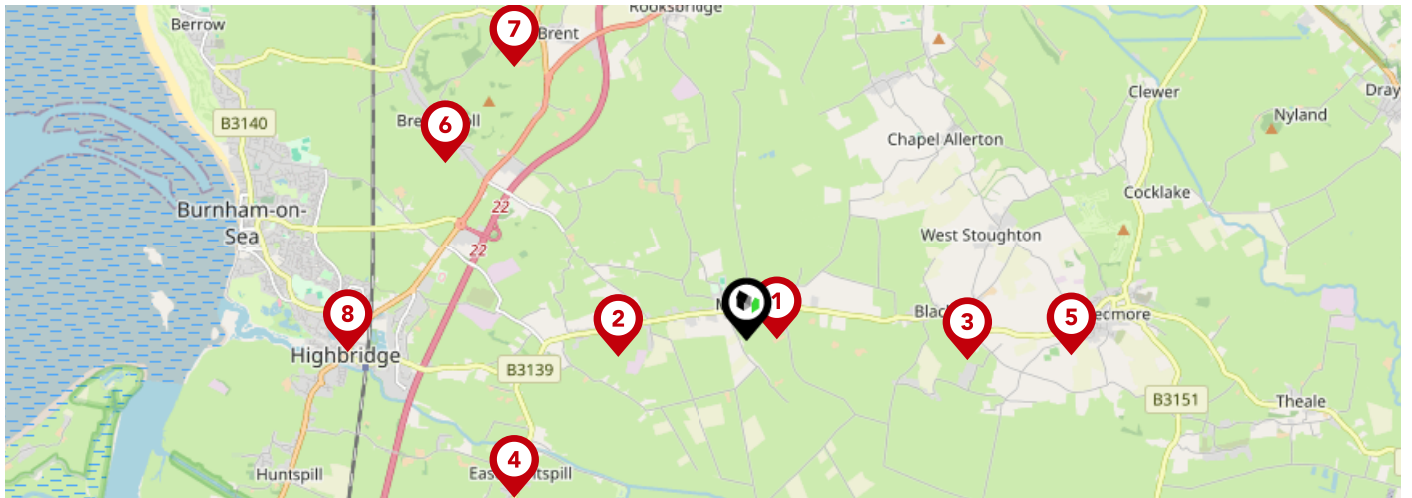
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

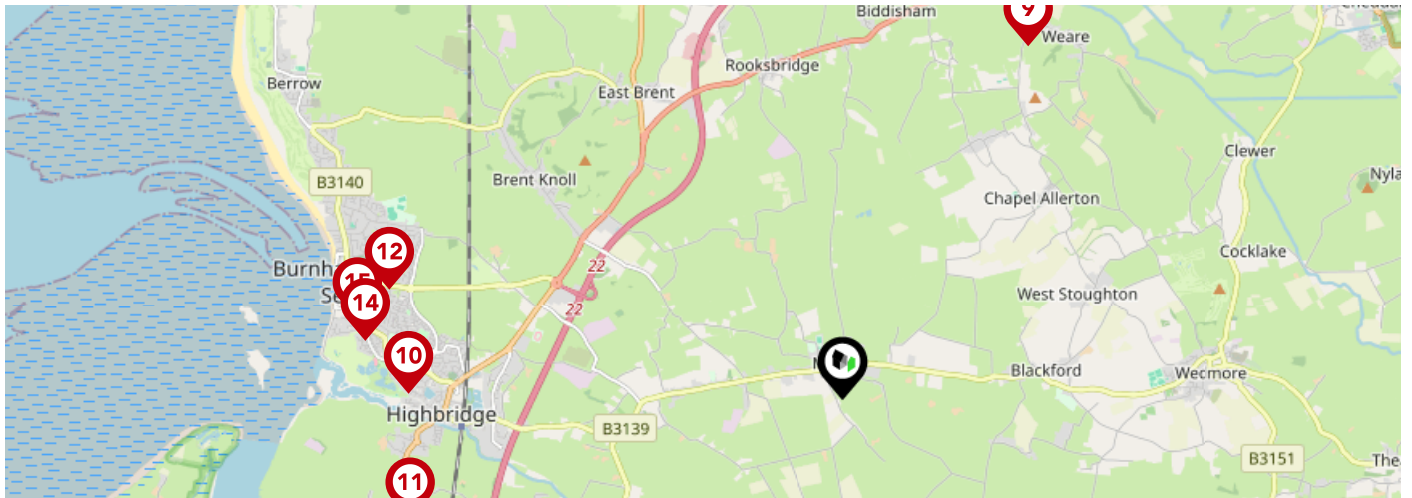
EPC - Additional Data









Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	90 m ²

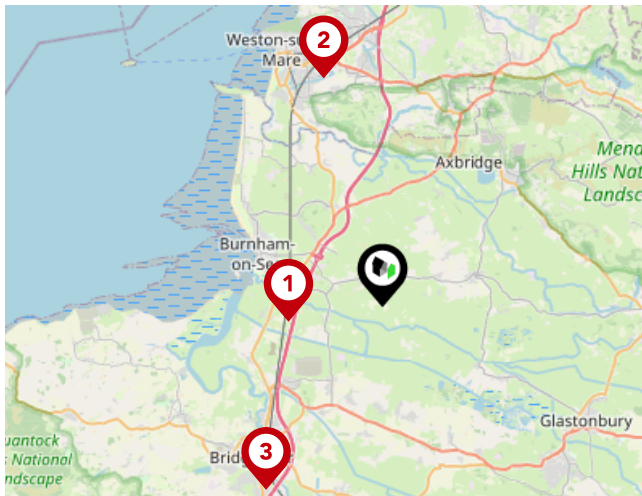


	Nursery	Primary	Secondary	College	Private
<p>1 Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:2.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:2.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:3.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:3.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:3.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Churchfield Church School Ofsted Rating: Good Pupils: 445 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The King Alfred School an Academy Ofsted Rating: Good Pupils: 1336 Distance:4.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Huntspill Primary Academy Ofsted Rating: Good Pupils: 101 Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnham-On-Sea Community Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woolavington Village Primary School Ofsted Rating: Good Pupils: 170 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary and Nursery School Ofsted Rating: Outstanding Pupils: 272 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 332 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



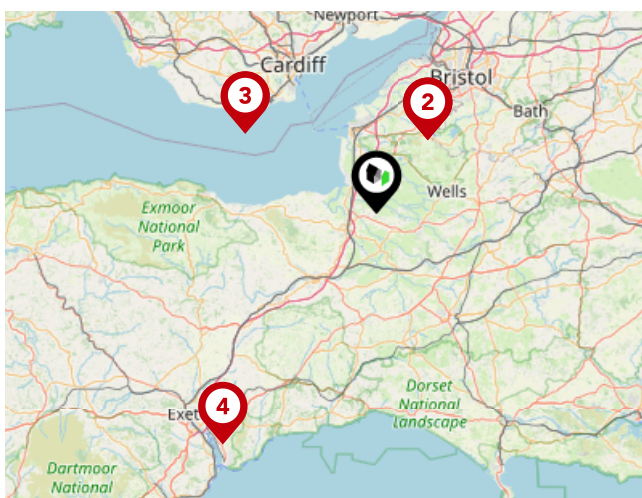
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	3.58 miles
2	Weston Milton Rail Station	8.77 miles
3	Bridgwater Rail Station	8.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	2.61 miles
2	M5 J23	5.65 miles
3	M5 J21	9.33 miles
4	M5 J24	9.66 miles
5	M5 J20	14.42 miles

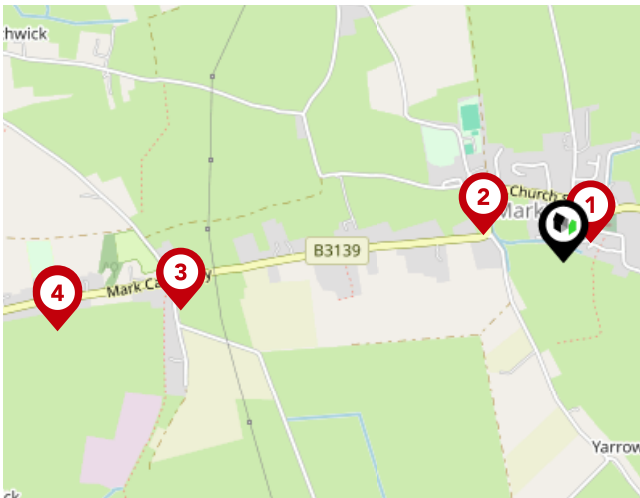


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.55 miles
2	Felton	13.55 miles
3	Cardiff Airport	22.77 miles
4	Exeter Airport	41.2 miles

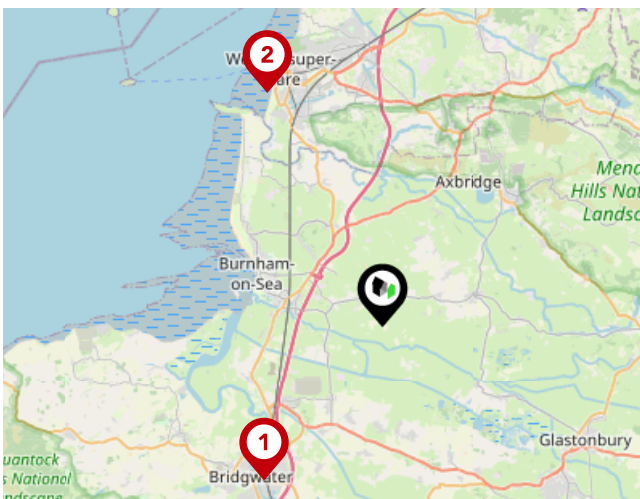
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Churchlands	0.08 miles
2	The White Horse Inn	0.2 miles
3	Yardwall Road	0.9 miles
4	Mark First School	1.19 miles
5	Mark First School	1.19 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	7.24 miles
2	Weston-super-Mare Knightstone Harbour	9.63 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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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

