



Located less than 1.5 miles from the town centre and close to local shops and amenities is this 3 bedroom end of terraced family house. The accommodation to the ground floor consists of an entrance hallway and a large, dual aspect lounge. There is a kitchen/dining room, a cloakroom/WC and to the rear a conservatory and to the first floor 3 bedrooms, family bathroom and separate shower room. The property has double glazing and gas heating and outside there are lovely, well established and mature gardens to both the front and rear and a garage. As the sole selling agents Wilsons recommends an internal viewing to appreciate the size of this property.

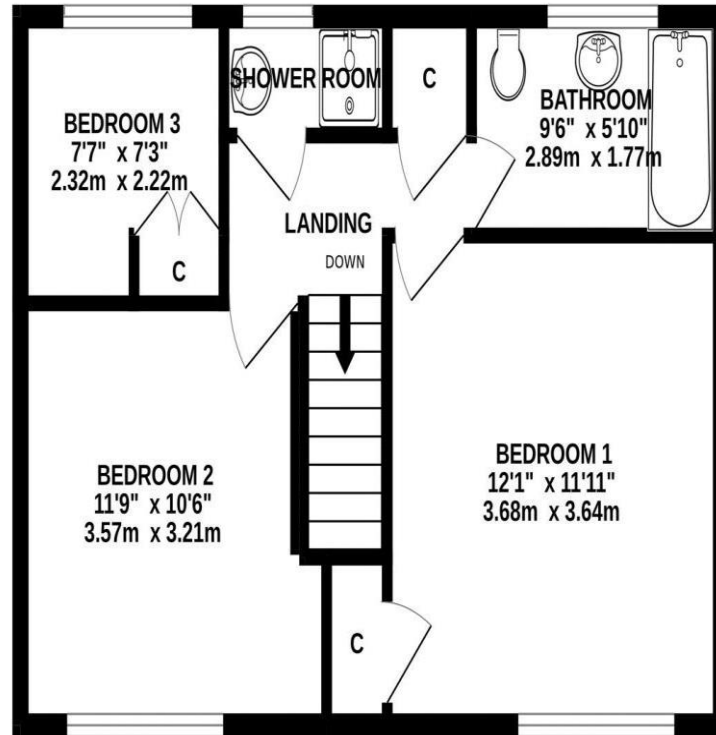
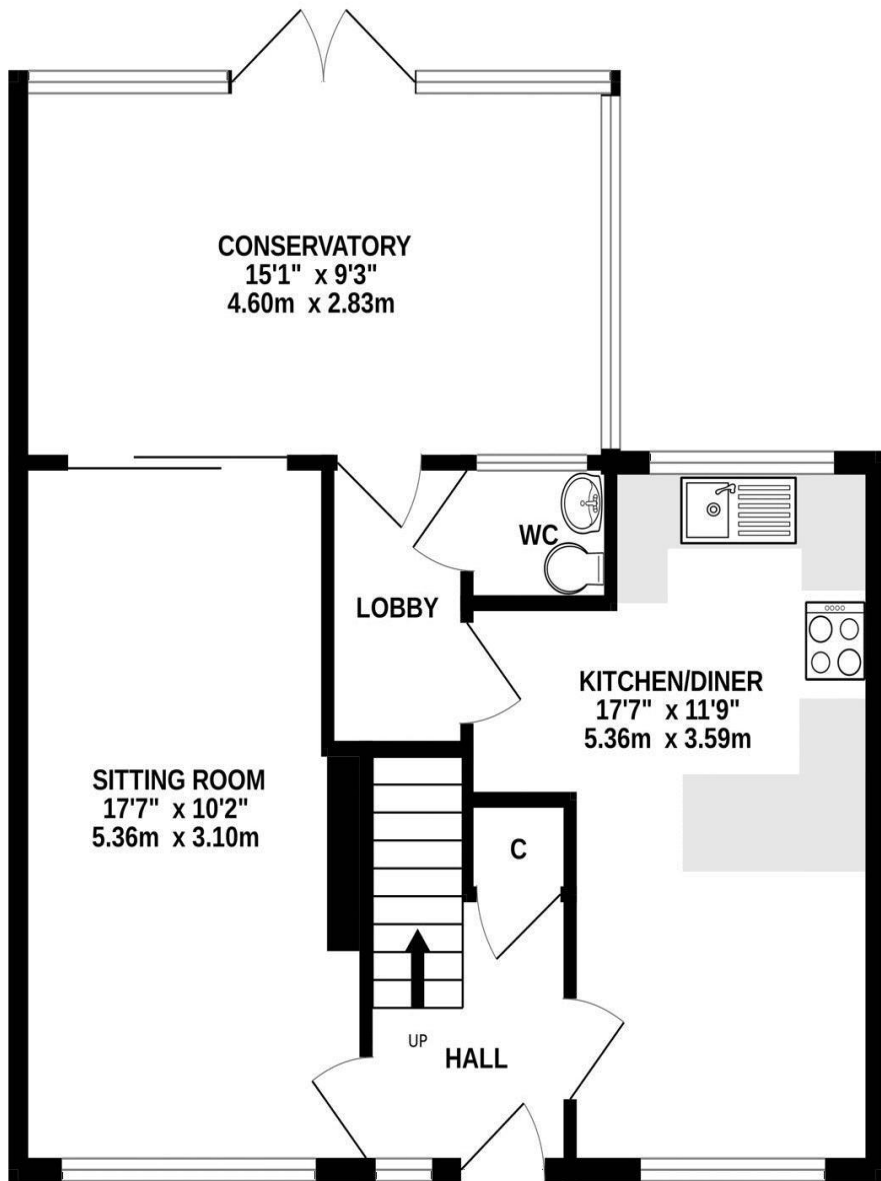


Key Features

- An older style end of terraced family house
- Located less than 1.5 miles from the town and a short distance to local shops and amenities
- Well presented accommodation
- Entrance hallway and a generous dual aspect lounge. Conservatory
- Kitchen/dining room, rear lobby and cloakroom/WC
- 3 first floor bedrooms
- Family bathroom and separate shower room
- Double glazing and gas heating
- Mature and established front and rear gardens
- Garage to rear







Tenure: Freehold

Tax band: B

Property Location:
w3w.co/vitals.covenants.footsteps

Services: The property is connected to mains water, mains electricity, mains drainage and mains gas.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	B
Asking price	£285,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Terraced house
Property construction	
Number and types of room	Please see the floorplan for room numbers and dimensions
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely with O2, EE, Vodafone and Three
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated/informed by the seller/s on the PIQ forms
Restrictions	Nothing stated/informed by the seller/s on the PIQ forms
Rights and easements	Nothing stated/informed by the seller/s on the PIQ forms
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated/informed by the seller/s on the PIQ forms
Accessibility/adaptations	Nothing stated/informed by the seller/s on the PIQ forms
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C - https://find-energy-certificate.service.gov.uk/energy-certificate/2871-3037-5204-7194-2204
Including detail of any inescapable costs	Nothing stated/informed by the seller/s on the PIQ forms



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.