



Available with no onward chain is this comfortable, modern terraced house located less than 2 miles from the town centre with an allocated parking space and GARAGE at the rear. The accommodation comprises of an entrance hallway with a cloakroom/WC and an open plan living/dining room with a kitchen to the front aspect. There are 2 bedrooms and a bath/shower room to the first floor and the property benefits from double glazing and gas heating. There is a small low maintenance front garden and to the rear an enclosed, low maintenance rear garden with a patio. There is a gate to the far end which provides access to the garage which is located under the coachhouse to the rear. No onward chain.

AGENTS NOTE - We are informed that the garage is leasehold - please speak with agents for more information.

Key Features

- A modern terraced property
- An ideal first time purchase or investment opportunity
- Conveniently located less than a mile from the train station and close to local shops
- Entrance hallway and cloakroom/WC
- Kitchen area to the front aspect
- Large lounge/dining room with patio doors to the rear garden and stairs rising to the first floor
- 2 bedroom (both with built in wardrobes)
- Bath/shower room. Double glazing and gas heating
- Low maintenance gardens
- Garage and allocated parking space to the rear. No onward chain

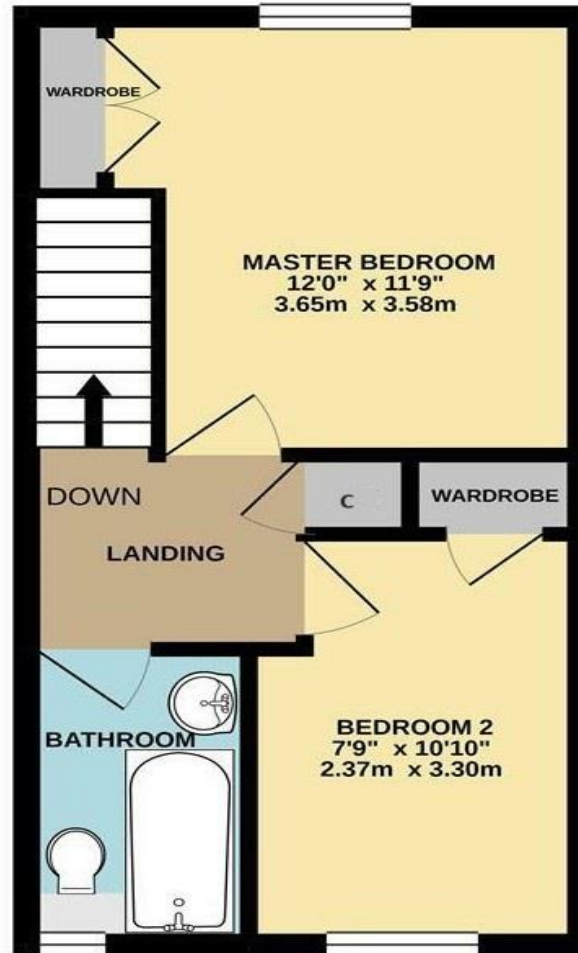
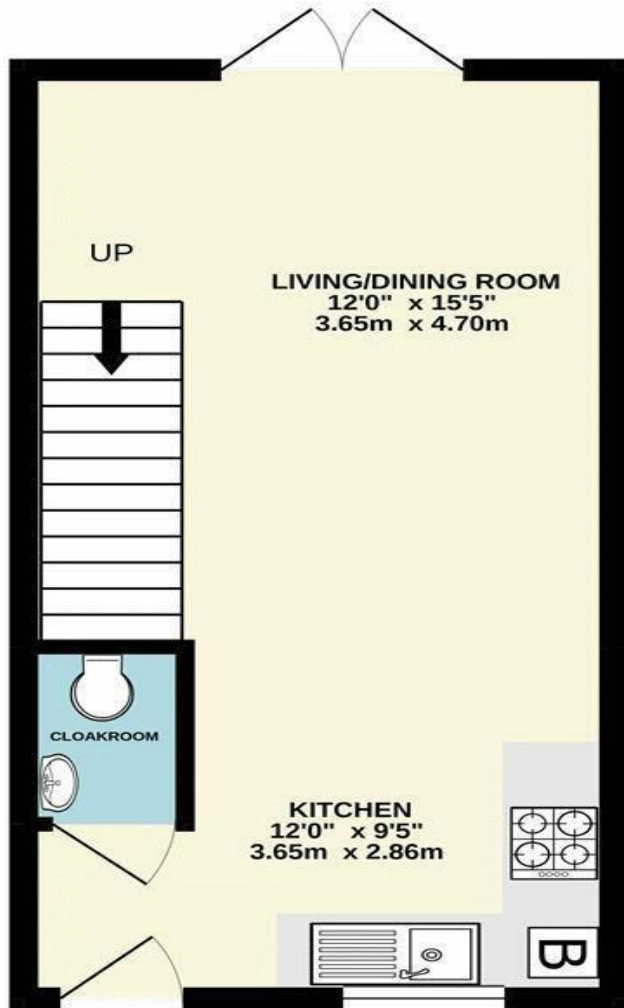




Services: The property is connected to mains water, mains electricity, mains drainage and mains gas.

AGENTS NOTE - We are informed that the garage is leasehold - please speak with agents for more information.





Tenure: Freehold

Tax band: B

Property Location:
w3w.co/stack.herb.sorters

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	65
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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	£220,000
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 rooms and measurements
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTC (Fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely with O2, EE, Vodafone & 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 mentioned by seller/s in PIQ form
Restrictions	Nothing mentioned by seller/s in PIQ form
Rights and easements	Nothing mentioned by seller/s in PIQ form
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 mentioned by seller/s in PIQ form
Accessibility/adaptations	Nothing mentioned by seller/s in PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D - https://find-energy-certificate.service.gov.uk/energy-certificate/9001-2071-0090-2200-4061
Including detail of any inescapable costs	There is a leasehold garage



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.