



A lovely modern 2 double bedroom staggered end of terrace house with a larger than average rear garden, single garage with access to the garden and driveway, situated towards the end of a cul de sac. The property has no onward chain and benefits from double glazing and gas heating and would make a suitable first time purchase or investment opportunity. AGENTS NOTE - We are informed that the garage is leasehold - please speak with agents for more information.

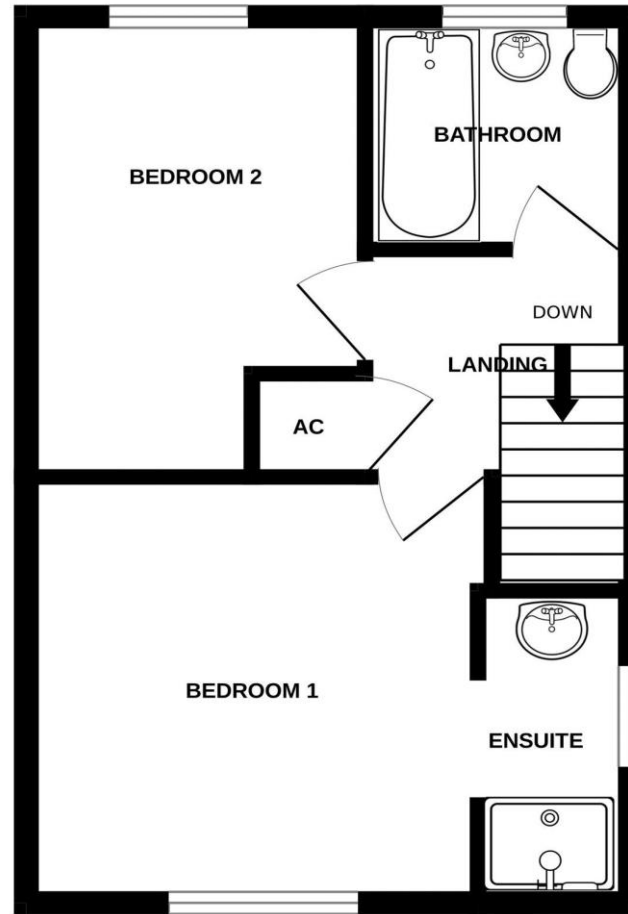
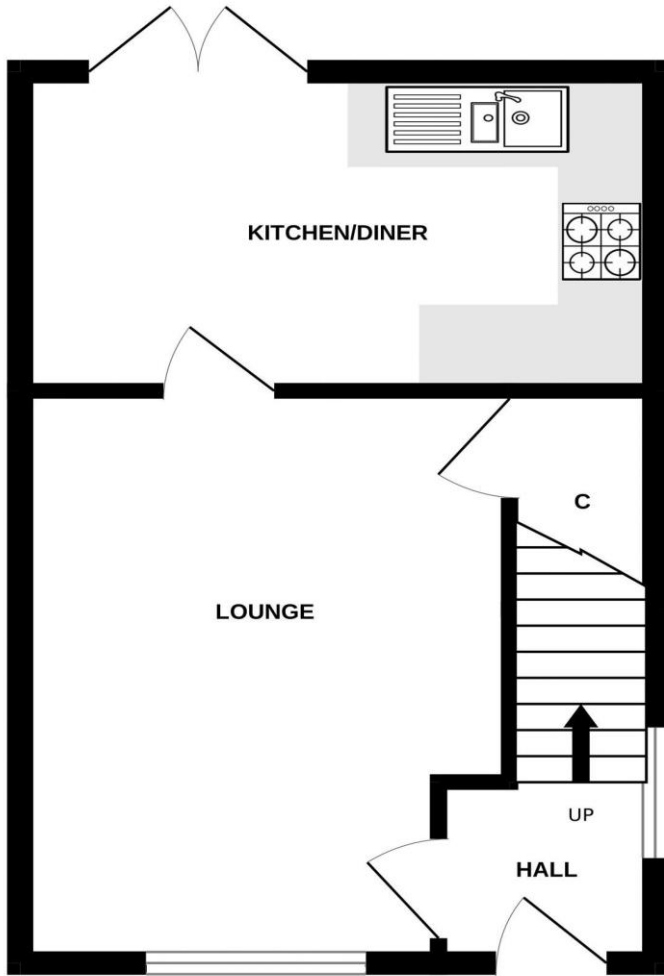


Key Features

- A modern staggered end of terrace house.
- Ideal first time purchase or investment opportunity.
- Situated toward the end of a cul de sac and close links to local amenities.
- Entrance hallway. Generous lounge.
- Kitchen dining room.
- 2 double bedrooms and bathroom.
- Double glazing and gas heating.
- Larger than average rear garden.
- Garage with access to the rear garden and off road parking.
- No onward chain.







Tenure: Freehold

Tax band: B

Property Location:
w3w.co/cheek.warm.lower

Services: All mains services including double glazing and gas central heating.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 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	£215,000
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	Mains gas
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)*	C
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.