

## **Material Information**

Property Type – 1<sup>st</sup> Floor Flat

Construction Type - Traditional construction

### Utilities

Source of heating – Mains electric

Primary source of electricity supply – Mains Electric

Primary source of water supply – Mains water

Primary arrangement for sewage – Mains sewage

### Connectivity

Broadband connection (information sourced from [openreach.com/fibre-checker](https://openreach.com/fibre-checker) )

Standard Broadband – Available now

Superfast Fibre Broadband – Available now

Ultrafast Full Fibre Broadband – Not yet available

Mobile signal (information sourced from [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage))

EE - Voice & Data Limited

Three - Voice & Data Likely

O2 - Voice Likely & Data Limited

Vodafone – Voice Likely & Data Limited

### Parking

Allocated parking space

### Building Safety

At the time of listing, we have not been made aware of any building safety concerns.

### Rights & Restrictions

At the time of listing, we have not been made aware of any rights or restrictions

Flood Risk (Information sourced from <https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea – Very low risk of flooding

Surface water – Very low risk of flooding

Reservoirs – Flooding from reservoirs is unlikely in this area

Groundwater – Flooding from groundwater is unlikely in this area

### Planning Permission & Development Proposals

At the time of listing, we have not been made aware of any planning or development proposals.

Information from: <https://publicaccess.southsomerset.gov.uk/online-applications/>

### Property Accessibility & Adaptations

The property is accessed by pathway from the carpark.