

## Material Information

Property Type – One bedroom annexe.  
Construction Type - Traditional construction

### Utilities

Source of heating – 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 None  
O2 - Voice & Data None  
Vodafone – Voice & Data None

### Parking

There is parking at the premises.

### 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 & 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 is possible when ground level waters are high.

### Planning Permission & Development Proposals

At the time of listing, we have not been made aware of any planning or development proposals.  
Information from: <https://development.wiltshire.gov.uk/pr/s/>

### Property Accessibility & Adaptations

The property has access via stairs to the front door