

Material Information

Property Type – 3 Bedroom House

Construction Type - Traditional construction

Utilities

Source of heating – Gas

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)

Standard Broadband – Available now

Superfast Fibre Broadband – Available

Ultrafast Full Fibre Broadband – Not yet available

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

EE – Voice Likely & Data Likely

Three - Voice & Data Likely

O2 - Voice & Data Likely

Vodafone – Voice Likely & Data Likely

Parking

One allocated parking space

Building Safety

At the time of listing - The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property, there is no unsafe cladding present at the property, **there** are no invasive plants present at the property, and the property is not at risk of collapse.

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 a level path from the road