

## **Material Information**

Property Type – Three bedroom, two reception rooms, end of terrace house with garden and parking.  
Construction Type - Traditional construction (Granite or Whitestone – As built)

### Utilities

Source of heating – Oil

Primary source of electricity supply – Mains electric

Primary source of water supply – Mains water

Primary arrangement for sewage – Septic Tank

### Connectivity

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

Standard Broadband - Available Now

Superfast Fibre Broadband – Not Yet Available

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 - Likely

Three - Likely

O2 - Likely

Vodafone – Likely

### Parking

There is hardstanding area in front of the house for parking.

### Building Safety

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

### Rights & Restrictions

The landlord would require access to their gate to get to their parking area.

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 – The property is outside of the groundwater flood alert 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://development.wiltshire.gov.uk/pr/s/>

### Property Accessibility & Adaptations

The property has steps up to the front door