

Material Information

**12, Wyndham
Crescent, Bristol,
Easton-in-Gordano,
England, BS20 0PG**

MARKETED BY

**Northwood Bristol &
Taunton**



Material Information signed off by the vendor on
September 4, 2025, at 8:27 AM.



Part A Material Information

Property Information

Address Line 1	12 Wyndham Crescent	Asking Price	£ 750,000
Address Line 2	Easton-in-Gordano	Price Type	TBC
Address Line 3	TBC	Council Tax Band	E
Town/City	North Somerset	Council tax annual charge	£ 2,804.93
Postcode	BS20 0PG	Local authority	North Somerset
UPRN	24075395		

Tenure Information

Is your property freehold, leasehold, shared ownership or commonhold?

Freehold

Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?

No

Do you have to pay anything towards the costs of maintaining access roads or footpaths?

No

HM Land Registry data

Title number

ST9306

Tenure

Freehold

Energy Performance Certificates

12 WYNDHAM CRESCENT Easton in Gordano BS20 0PG BRISTOL		Energy rating E	
Valid until 07/05/2019			
Property Type	Detached		
Total floor area	151 square metres		

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		◀ 66 D
39-54	E	◀ 48 E	
21-38	F		
1-20	G		

Additional EPC Data

Main fuel	mains gas - this is for backwards compatibility only and should not be used	Window	Fully double glazed
Wall	Cavity wall, as built, no insulation (assumed)	Main heating	Boiler and radiators, mains gas
Roof	Pitched, 100mm loft insulation	Hot water	From main system

General Notes

TBC

Part B Material Information

Physical characteristics of property

Build type	House
Build form	Detached
Bedrooms	5
Bathrooms	3
Reception rooms	2
Other	TBC
Outdoor space	320 square metres
Floor area	152 square metres
Roof description	Pitched, 100mm loft insulation
Windows description	Fully double glazed
Glazed area	Normal
Glazed type	double glazing installed before 2002
Walls description	Cavity wall, as built, no insulation (assumed)
What construction type or materials have been used in the property?	Ground floor Brick, block and stone First floor Timber framed

Utilities

Mains Electricity	Yes
Solar Panels	TBC
Wind turbine	TBC
Does the property have any other sources of electricity?	TBC
Mains water	Yes
Is the supply metered?	Yes
Private water supply	TBC
If private water supply, please give details:	TBC
Mains sewerage	Yes
Septic tank	TBC
Cesspool	TBC
Small sewage treatment plant	TBC
Heating	Gas
If Other, please specify	TBC
Mains Gas	Yes
Heating description	Boiler and radiators, mains gas
Hot water description	From main system
Additional information	TBC

Broadband Type / Speeds

Is broadband available at the property?

Yes

Broadband type
TBC

Type	Download	Upload
Standard	7 mbps	0.8 mbps
Superfast	66 mbps	16 mbps
Ultrafast	1800 mbps	220 mbps

Mobile Signal / Coverage

Is mobile signal available at the property?

Yes

Are there any known issues or areas of restricted coverage with the mobile signal?

No

Mobile (based on calls indoors)

Three



EE



Vodafone



O2



Parking

Is off-road parking available?

Yes

Please specify the type of parking available

Driveway

Is a permit required for on-road parking?

No

Does the property have an electric vehicle (EV) charging point?

No

General Notes

TBC

Part C Material Information

Additional Property Information

Floors / Stories	TBC	Flood risk	Very low
Year built	TBC	Conservation area	No

Building Safety

Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?

No

Restrictions and rights - Part 1

Is the property listed?

No

Are there restrictive covenants?

Yes

Are there tree preservation orders?

No

Have the terms of the order been complied with?

TBC

Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?

No

Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?

No

Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?

No

Rights of light?

No

Rights of support from adjoining properties?

No

Restrictions and rights - Part 2

Other people's rights to mines and minerals under the land?

No

Chancel repair liability?

No

Other people's rights to take things from the land (such as timber, hay or fish)?

No

Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.

No

Do any drains, pipes or wires serving the property cross any neighbour's property?

No

Do any drains, pipes or wires leading to any neighbour's property cross the property?

Yes

Is there any agreement or arrangement about drains, pipes or wires?

Not known

If Yes, please give details.

Sewer pipe runs through rear garden along with all neighbouring gardens

Flood and Coastal Erosion Risk

What is the flood risk for the area around the property?

Nil due to elevation

Has any part of the property (buildings, surrounding garden or land) ever been flooded?

No

Are there any defences to prevent flooding installed at the property?

No

If the property is near the coast, is there any known risk of coastal erosion affecting the property?

No

Outstanding building work or approvals

Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

No

Are there any planning or building control issues to resolve?

No

Notices and proposals

Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby?

No

Are you aware of any plans or proposals to develop property or land nearby?

No

Are you aware of any proposals to make alterations to or change the use of buildings nearby?

No

Accessibility

(a) Step free access from the street to inside the property (e.g. ramps / lifts)

No

(b) Wet room / level access shower?

Yes

(c) Lateral living (entrance level living accommodation)?

Yes

(d) Other accessibility adaptations?

TBC

If yes, please give details

Ground floor bedrooms(s) along with a ground floor en-suite with level shower.

Coalfield or Mining Area

Is the property impacted by coal mining?

No

General Notes

TBC

Planning Applications

On-site Planning Applications

Planning reference number	22/P/0743/FUH
Planning received date	21/03/2022
Decision	Approve
Decision date	16/05/2022
Description	Proposed Erection Of A Single Storey Side Extension And Single Storey Side / Rear Garden Room Extension To Replace The Existing Covered Outdoor Living Space.

Nearby Planning Applications

Planning reference number	22/P/0743/FUH
Address	12 Wyndham Crescent Easton-In-Gordano North Somerset
Postcode	BS20 0PG
URL	Click here to view
Distance (m)	0
Description	Proposed erection of a single storey side extension and single storey side / rear garden room extension to replace the existing covered outdoor living space.
Decision	Approve
Decision date	16/05/2022

Planning reference number	23/P/1120/FUH
Address	4 Wyndham Crescent Easton-in-Gordano
Postcode	BS20 0PG
URL	Click here to view
Distance (m)	40
Description	Proposed two-storey extension and conversion of existing garage to living accommodation, north elevation, with associated works.
Decision	-
Decision date	-

Planning reference number	23/P/0965/FUH
Address	12 Wyndham Crescent Easton-in-Gordano North Somerset
Postcode	BS20 0PG
URL	Click here to view
Distance (m)	40
Description	Proposed erection of a single storey side extension and single storey side /rear garden room extension to replace covered outdoor living space and erection of a small front porch.
Decision	-
Decision date	-

Planning reference number	22/P/1663/FUH
Address	4 Wyndham Crescent Easton-In-Gordano North Somerset
Postcode	BS20 0PG
URL	Click here to view
Distance (m)	45
Description	Erection of two-storey side extension and conversion of existing garage to living accommodation.
Decision	Approve
Decision date	30/08/2022