Material Information

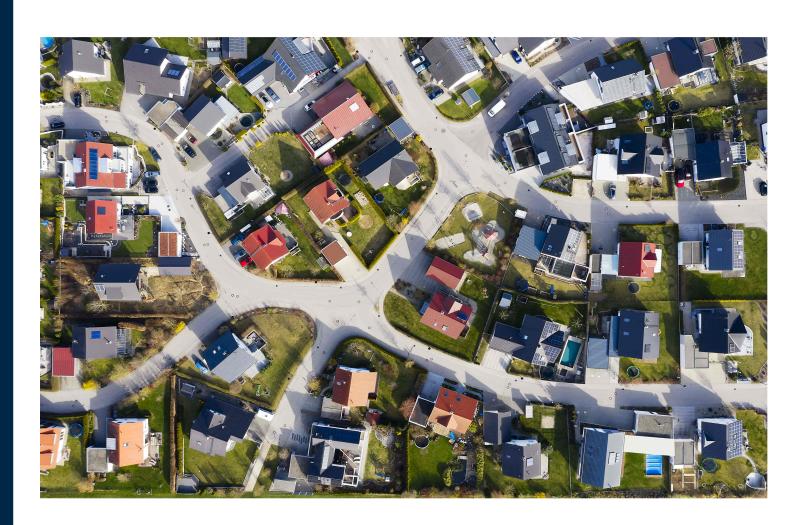
12, Wyndham Crescent, Bristol, Easton-in-Gordano, England, BS20 0PG

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 112 Wyndham CrescentAsking Price£ 750,000Address Line 2Easton-in-GordanoPrice TypeTBCAddress Line 3TBCCouncil Tax BandE

Town/CityNorth SomersetCouncil tax annual charge£ 2,804.93PostcodeBS20 0PGLocal authorityNorth 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				
Valid until 07/05/2019					
Property Type	Detached				
Total floor area	151 square metres				

Score	Energy rating				Current	Potential		
92-100	А							
81-91		В						
69-80			С					
55-68				D				◀ 66 D
39-54					Ε		◀ 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	
Wall	Cavity wall, as built, no insulation (assumed)	
Roof	Pitched, 100mm loft insulation	

Window	Fully double glazed			
Main heating	Boiler and radiators, mains gas			
Hot water	From main system			

General Notes

TBC



Part B Material Information

Physical characteristics of property

Build typeHouseBuild formDetached

Bedrooms5Bathrooms3Reception rooms2OtherTBC

Outdoor space320 square metresFloor area152 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 Ground floor Brick, block and stone

the property? First floor Timber framed

Utilities

Mains Electricity Yes **Solar Panels TBC** Wind turbine **TBC** Does the property have any other sources of electricity? **TBC** Yes **Mains water** Yes Is the supply metered? **TBC Private water supply TBC** If private water supply, please give details: Yes Mains sewerage **TBC** Septic tank **TBC** Cesspool **TBC** Small sewage treatment plant Gas Heating If Other, please specify **TBC** Yes **Mains Gas**

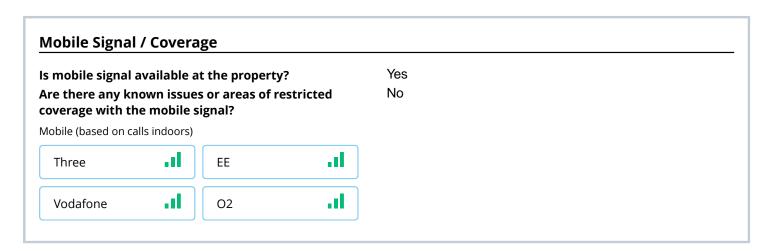
Heating description Boiler and radiators, mains gas

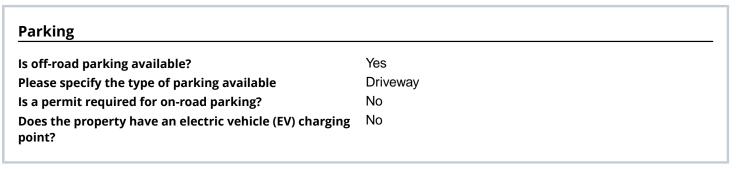
Hot water description From main system

Additional information TBC



Broadband Type / Speeds Is broadband available at the property? Yes **Broadband type** TBC **Download** Upload Type Standard 7 mbps 0.8 mbps Superfast 66 mbps 16 mbps Ultrafast 1800 mbps 220 mbps





General Notes			
TBC			



Part C Material Information

Additional Property Information

Floors / StoriesTBCFlood riskVery lowYear builtTBCConservation areaNo

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?

Nο

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?

Nc

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

Proposed Erection Of A Single Storey Side Extension And Single Storey Side / Rear Garden Room Extension To Replace The Existing Covered Outdoor Description

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 <u>Click here to view</u>

Distance (m)

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.

DecisionApproveDecision date16/05/2022

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 <u>Click here to view</u>

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 <u>Click here to view</u>

Distance (m) 45

Description Erection of two-storey side extension and conversion of existing garage to

living accommodation.

DecisionApproveDecision date30/08/2022