

# Material Information

## Property Type

Three-bedroom detached house

## 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

Standard Broadband - Available Now

Superfast Fibre Broadband – Not Yet Available

Ultrafast Full Fibre Broadband - Not Yet Available

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

## Mobile signal (based on calls Indoors)

EE - Voice & Data Limited

Three - Voice & Data Limited

O2 - Voice Limited & Data None

Vodafone - Voice & Data Limited

(information from [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage))

## Parking

There is parking for multiple vehicles accessible through gate to the front of the property.

## 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 of way or restrictions.

## Flood Risk

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

(information from <https://check-long-term-flood-risk.service.gov.uk/postcode>)

## Planning Permission & Development Proposals

At the time of listing, there are planning permissions granted - Proposed 2 storey side extension and new porch.

(information from <https://publicaccess.mendip.gov.uk/online-applications/applicationDetails.do?keyVal=S3RC3IKPI8O00&activeTab=summary>)

## Property Accessibility & Adaptations

The property is accessed by a level driveway from the road.