

Material Information

Property Type – Two bedroom, Barn Conversion
Construction Type - Traditional construction

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)
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)

EE – Good outdoor – in-home limited
Three – Good outdoor, variable in-home
O2 – Good outdoor and in-home
Vodafone – Good outdoor and in-home

Parking

There is an allocated gravelled area for parking for one vehicle.

Building Safety

At the time of listing, we have not been made aware of any building safety concerns.
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 that the property is not at risk of collapse.

Rights & Restrictions

At the time of listing, we have not been made aware of any Rights & Restrictions.
There are shared elements of the property, please ask agent for details.

Flood Risk (Information sourced from <https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea – Very low chance of flooding
Surface water – Very low chance of flooding
Reservoirs – Flooding from reservoirs is unlikely in this area.
Groundwater – Flooding is possible when ground level waters are high.

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 does not have level access to the front door.
The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does not contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.