

## **Material Information**

Property Type – Semi detached Cottage  
Construction Type - Traditional construction

### Utilities

Source of heating – Oil central heating  
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) )  
Copper Broadband - Available now  
Fibre to the cabinet broadband - Not yet available  
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 – Good (Outdoor only)  
Three - Variable in home, good outdoor  
O2 – Good (Outdoor only)  
Vodafone – Good (Outdoor only)

### Parking

Allocated parking spaces

### 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 or restrictions

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 – Flooding from groundwater is unlikely in this 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://publicaccess.southsomerset.gov.uk/online-applications/>

### Property Accessibility & Adaptations

The property is accessed by county lanes