



An older style terraced house set over 3 floors with 4 bedrooms, 2 bathrooms and 2 reception rooms conveniently located close to local shops, amenities and the train station. The house benefits from double glazing and gas heating as well as an east facing rear garden with a workshop and rear access. To fully appreciate the size of this property an early internal viewing is recommended by the sole selling agents.



Key Features

- A larger than expected terraced house
- Highly convenient location close to local shops, amenities and train station
- Presented in good decorative order
- Entrance hallway. Large open plan lounge/dining room with a bay fronted window.
- Kitchen and rear lobby with door to the rear garden
- 3 bedrooms and bath/shower room to the first floor
- Main bedroom with en suite shower room to the second floor
- Double glazing and gas heating
- Well maintained front and rear gardens
- Useful workshop to the rear with pedestrian access








Tenure: Freehold

Tax band: B

Property Location:
 ///latter.energetic.unity

Services: The property is connected to mains water, mains gas, mains electricity and mains drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	B
Asking price	£255,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Terraced house
Property construction	
Number and types of room	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ - FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ - Voice likely on O2 – Data limited on O2, Three, Vodafone and EE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Rear extension carried out with planning permission granted.
Accessibility/adaptations	Rear extension carried out with planning permission granted.
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D - https://find-energy-certificate.service.gov.uk/energy-certificate/8001-1345-5329-4307-0833
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.