



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 staion. 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











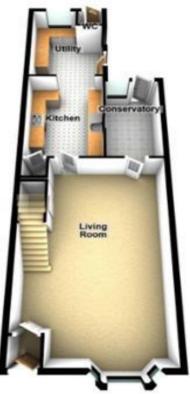








Ground Floor





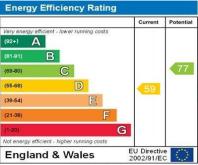


Tenure: Freehold

Tax band: B

Property Location: ///latter.energetic.unity

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



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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	В
Asking price	£255,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking the	se 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

