



On the market for the first time in over 40 years is this lovely, classic semi detached family house located in this desirable area off of Shoreditch Road. The accommodation to the ground floor consists of entrance hallway with stairs to the first floor and a cloakroom/WC. There is a lounge and separate dining room with a conservatory to the rear and a kitchen to the side. The first floor comprises of 3 bedrooms and a bathroom and externally there is a generous front and rear garden with mature plants and a grass lawn, garage and driveway. Please note that there is some general modernisation required but the house has plenty of scope and potential.

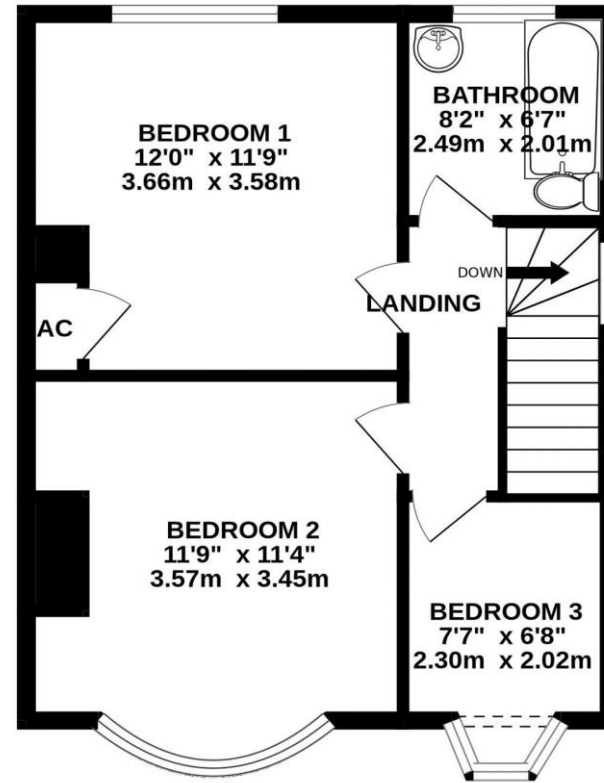
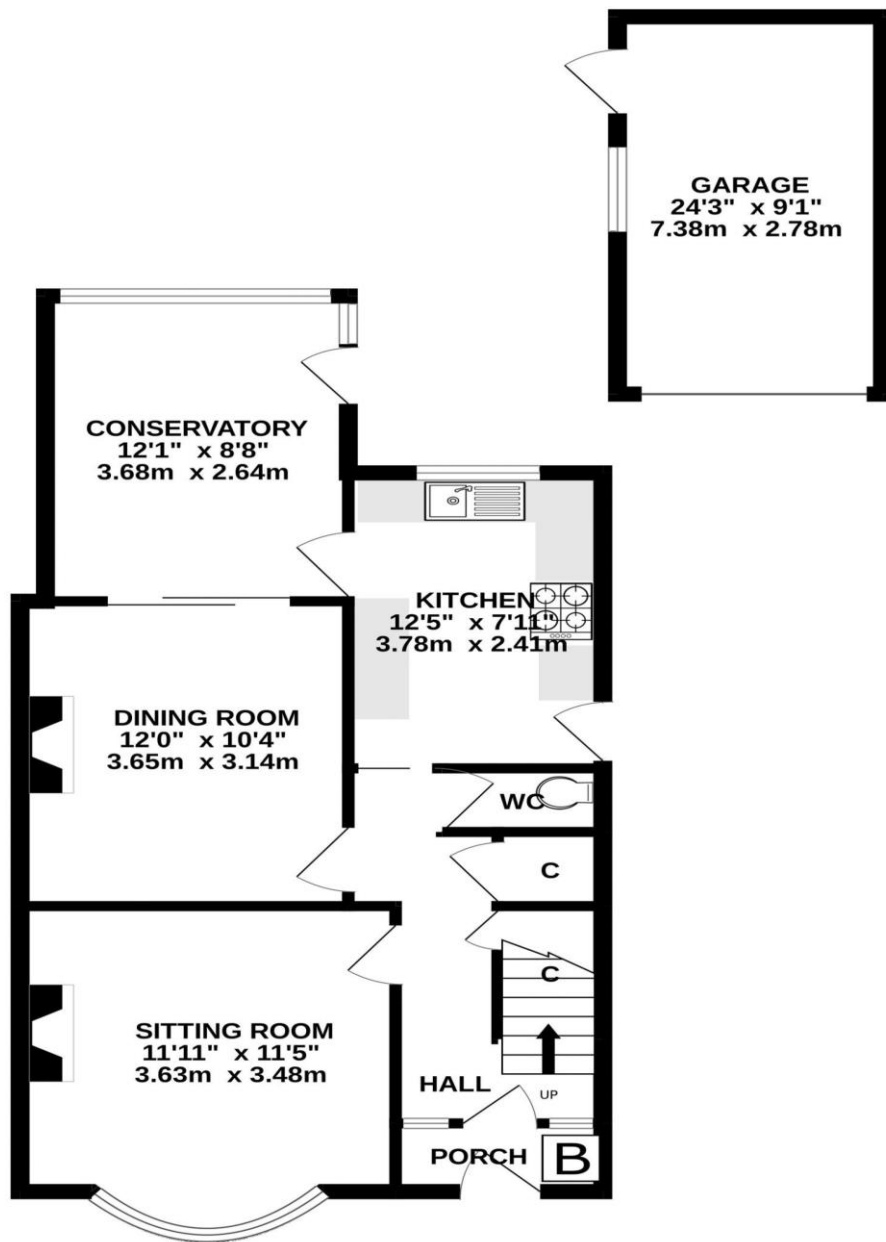


Key Features

- A semi detached, older style property
- Requiring general modernisation and improvements
- Highly sought after location off of Shoreditch Road
- lounge and separate dining room
- Conservatory and kitchen
- 3 bedrooms and bathroom to the first floor
- Double glazing and gas heating
- Mature, established front and rear gardens
- Garage and driveway
- An early viewing is strongly advised







Tenure: Freehold

Tax band: D

Property Location:

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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	D
Asking price	£340,000
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	Semi-detached house
Property construction	
Number and types of room	Please see the floorplan above
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTC (fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely on EE, Three and Vodafone
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	Planning permission granted
Accessibility/adaptations	Conservatory to the rear
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.