



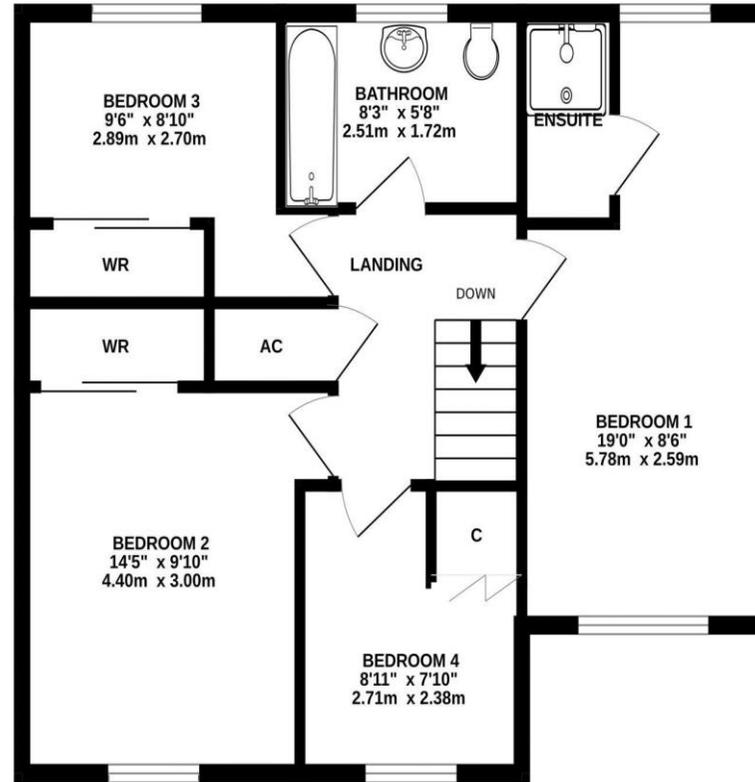
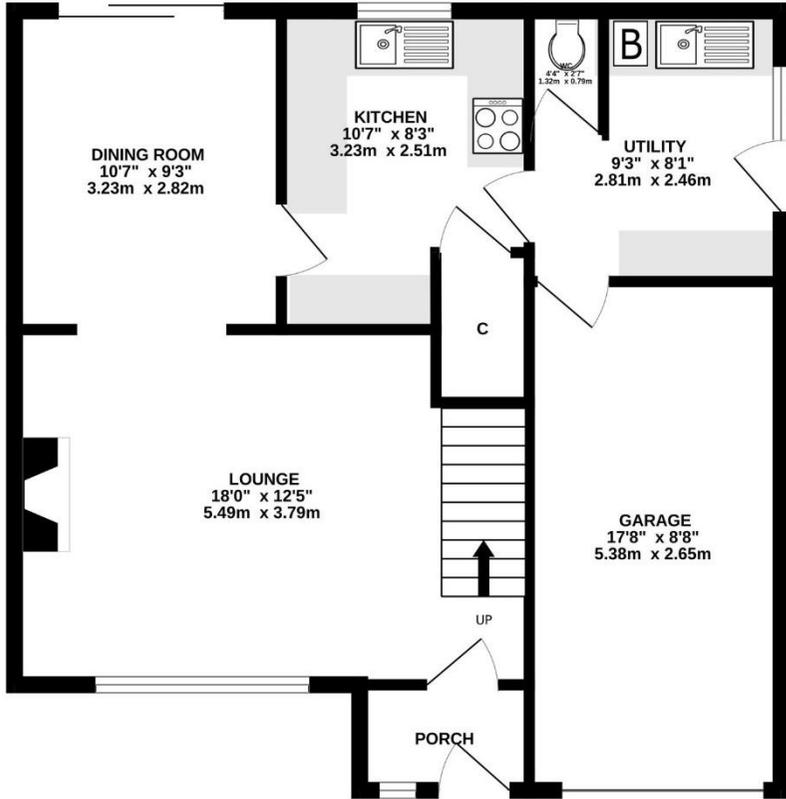
Located in this ever popular and sought after residential location of Galmington is this 4 bedroom detached house, offered to the market with no onward chain. The accommodation is arranged over two floors and on the ground floor there is an entrance porch with a door into the lounge and dining room area. There is a kitchen, utility room and cloak room/WC. To the first floor there are 4 bedrooms (one en suite shower room room) and a family bathroom. The property benefits from double glazing and gas heating. To the exterior there are well maintained and pretty front and rear gardens, integral garage and driveway. The house is situated within a small cul de sac and opposite, there is a lovely area of small woodland and open space grassland in which to enjoy.

### Key Features

- A modern detached family house
- Located within this highly sought after Castle School catchment area close to shops and amenities
- Well appointed accommodation
- Large lounge/dining room with stairs rising to the first floor
- Kitchen and utility room with cloakroom//WC
- 4 first floor bedrooms (one en suite) and a family bathroom
- Double glazing and gas heating
- Garage and driveway
- Situated within this small and select cul de sac
- Pretty and mature gardens. No chain





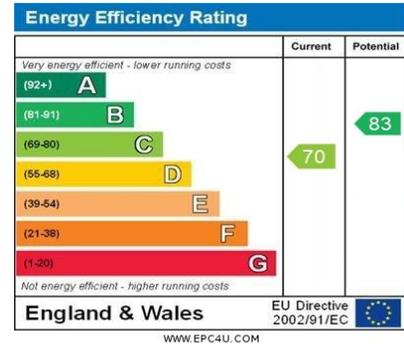


**Tenure:** Freehold

**Tax band:** D

**Property Location:**  
[///intend.edges.bake](http://intend.edges.bake)

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



**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	£375,000
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	Detached house
Property construction	
Number and types of room	Please see the floorplan for room measurements
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> FTTC (fibre to the cabinet)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice likely on O2 and Vodafone
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**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	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	C - <a href="#">Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)</a>
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.