



Located in this popular village and towards the head of a cul de sac is this beautifully presented modern, 4 bedroom end of terraced family house with a larger than average rear garden. The property has a generous entrance hallway with a cloakroom/WC and a door to the partially integral garage. There is a ground floor utility room and bedroom 4/office room. The first floor has a superb lounge with a wonderful balcony, a modern fitted kitchen/dining room with a Juliette balcony and a separate WC. The second floor has 3 bedrooms (1 en suite) and a bath/shower room. The rear garden is of a larger than average size with side access and to the front of the house there is a garage and driveway. As the sole selling agents we recommend an early viewing to avoid disappointment.

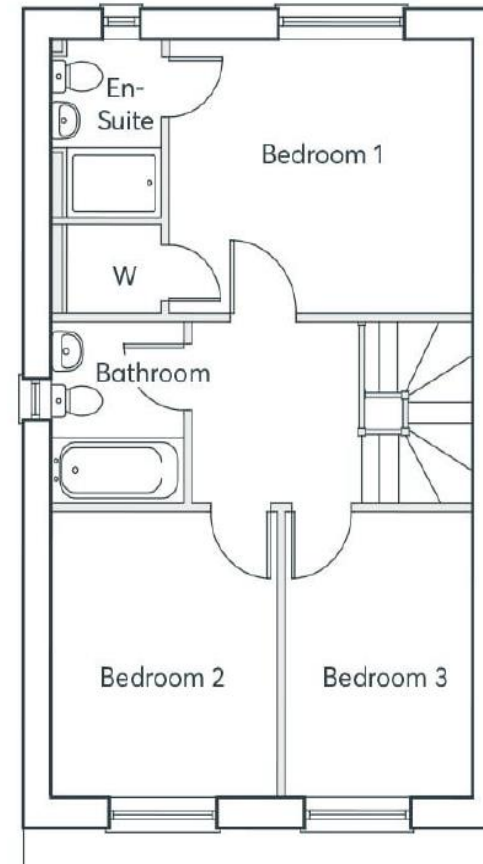
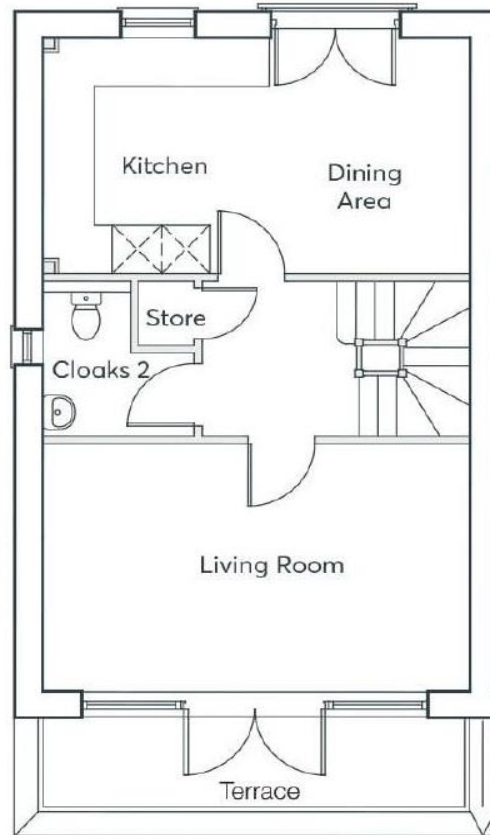
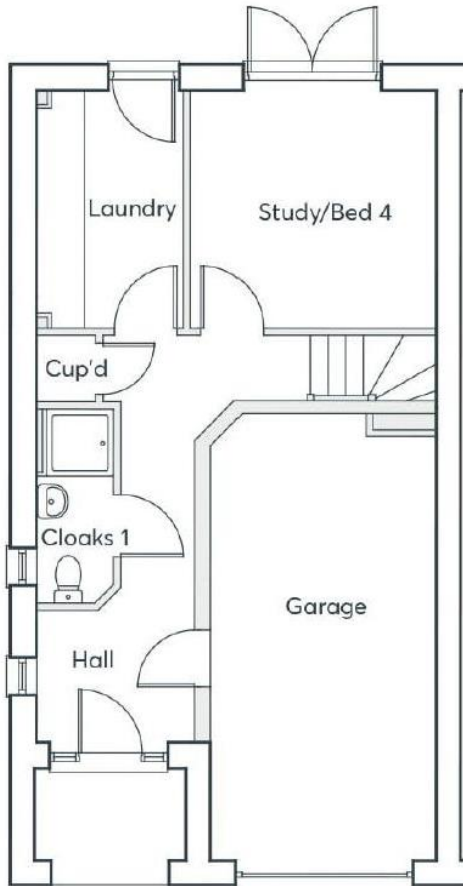
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### Key Features

- A versatile modern end of terrace family house
- Conveniently located close to local shops, doctors and countryside walks
- Beautifully presented and well maintained
- Entrance hallway with a cloakroom/WC and door to integral garage
- Utility room and office/bedroom 4
- First floor kitchen/dining room with a Juliette balcony
- Large lounge with a gorgeous balcony
- 3 bedrooms (1 en suite) and family bathroom
- Double glazing and gas heating
- Garage and driveway. Larger than average rear garden







**Tenure:** Freehold

**Tax band:** D

**Property Location:**

///glow.avoid.spits

**Services:** The property is connected to mains water, gas, electricity and drainage. The property has an annual management fee for the upkeep of the open green spaces in the region of £200.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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	£350,000
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	End of terrace house
Property construction	
Number and types of room	4
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> FTTP (Fibre to the property)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice and data likely on EE
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)*	B
Including detail of any inescapable costs	The property is subject to an annual service charge



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.