



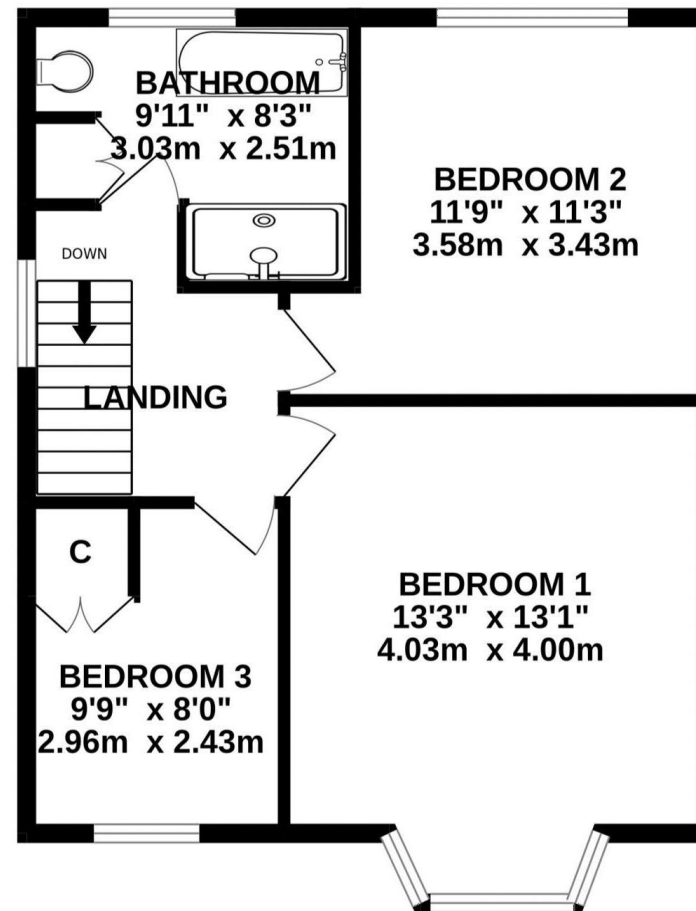
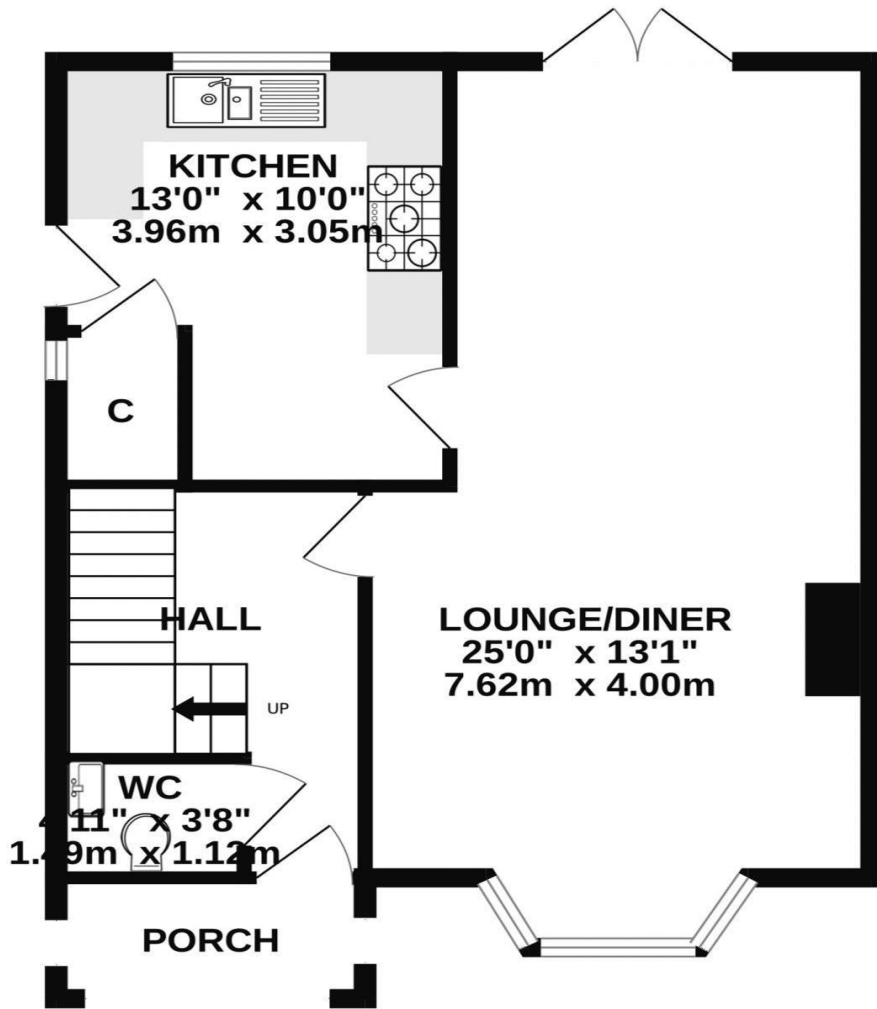
This exceptional 3 double bedroom semi-detached house boasts a generous plot with two single garages and off-road parking to the rear. The property's well-designed layout spans two floors, starting with a spacious entrance hallway featuring a cloakroom/WC and stairs leading to the first floor. The main living area is comprised of a large lounge/dining room, complete with dual aspect windows and patio doors that lead out to the rear garden. The first floor has three double bedrooms and a stunning bathroom/shower room. The property benefits from double glazing and gas central heating, offering plenty of potential for extension, subject to necessary consents. The front garden is divided by a central path, leading to the front door and providing side access to the rear garden on one side. The rear garden is fully enclosed by wood panel fencing and features a level lawn area, beautifully planted shrub and flower bed borders, and a useful vegetable garden on the side.

### Key Features

- A lovely, spacious semi detached house
- Beautifully presented and well modernised by the current owners
- Plenty of scope and potential to extend to either the side or rear subject to the required legal consents
- Storm porch into entrance hallway with stairs to first floor and a cloakroom/WC
- A generous lounge/dining with patio doors providing access to the rear garden
- A fitted kitchen as well as a useful pantry cupboard and door to the side garden
- 3 double first floor bedrooms and a gorgeous contemporary refitted bath and shower room
- Well maintained and level gardens with side a rear access and a useful vegetable patch
- 2 single garages and off road parking
- A lovely home worthy of a viewing to appreciate the size and convenient location







**Tenure:** Freehold

**Tax band:** C

**Property Location:**  
what3words///command.to  
ward.greet

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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	C
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	Semi detached house
Property construction	
Number and types of room	3
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 premises)
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
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.