



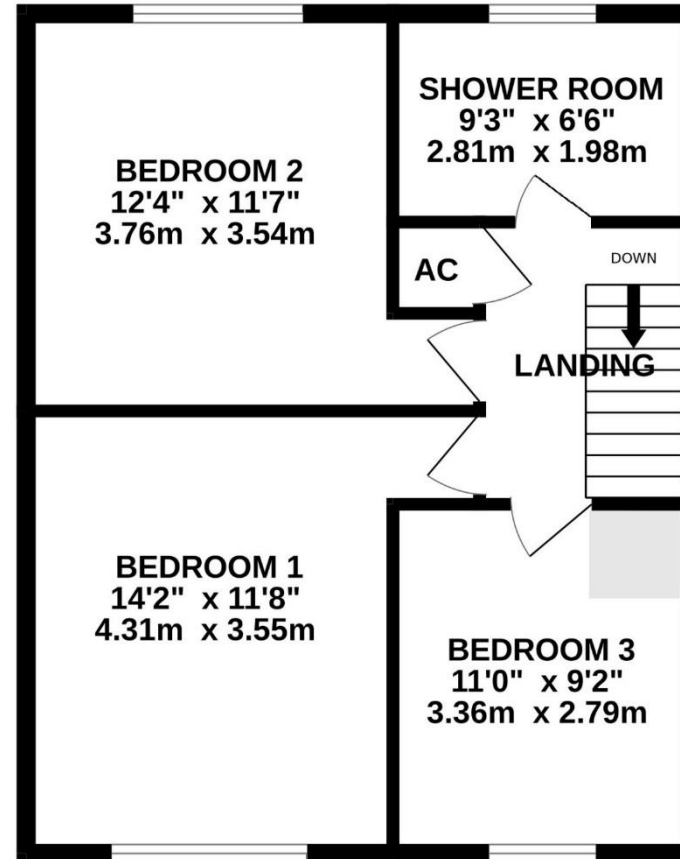
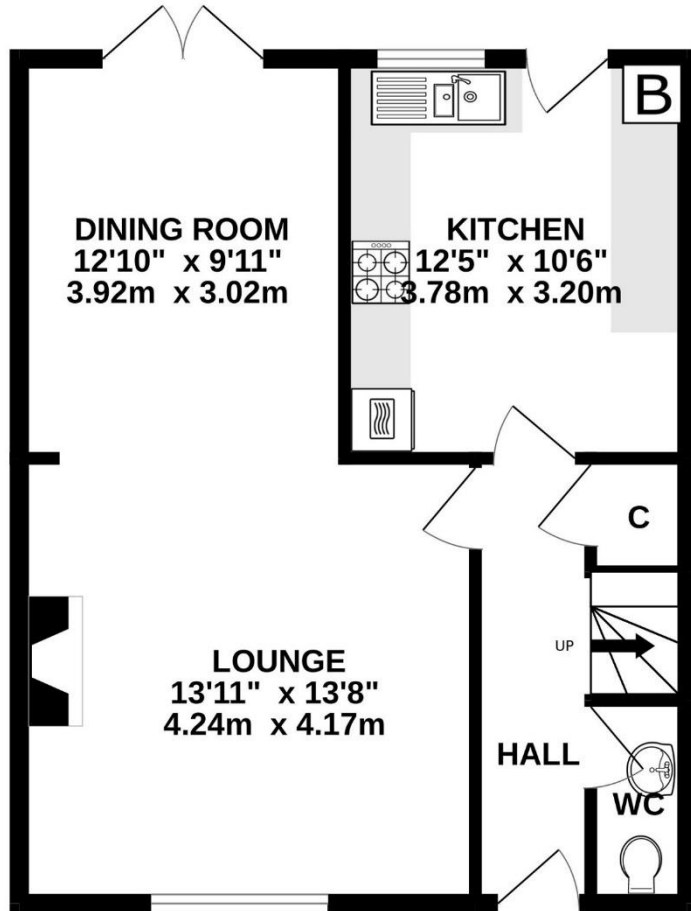
A delightful, chain-free cottage-style end of terrace home, built by the esteemed local builders C G Fry & Son, is now available for sale. This charming property boasts a practical and comfortable layout, spread across two floors. The ground floor features a welcoming entrance hallway with a convenient cloakroom/WC, and a spacious kitchen/breakfast room that opens onto the beautiful rear garden via a rear door. The lounge/dining room is a highlight of the property, with a focal chimney breast with gas fire situated within and French doors that lead out to the rear garden, creating a seamless transition between indoor and outdoor living. Upstairs, three generous bedrooms await, each with ample storage space, along with a stylish refitted double shower room and family bathroom. The property benefits from double glazing and gas heating for year-round comfort. The exterior of the property is just as impressive, with a small low-maintenance front garden providing a charming first impression. The north westerly facing rear garden is a true gem, boasting two levels: a level patio area perfect for al fresco dining, and a larger lawn section surrounded by lush mature flower bed borders and an array of colourful shrubs. The property also features gated, off-road parking at the rear, accessible via secure hinged wooden gates, as well as a detached garage with a door from the rear garden.

Key Features

- A modern end of terrace property built by the reputable builders CG Fry & Son
- Conveniently located close to local amenities and bus stop, less than 2 miles from the town centre
- On the market for the first time in almost 20 years
- Entrance hallway and cloakroom/WC
- Generous lounge with a feature fireplace and dining area
- Kitchen/breakfast room with a door to the rear garden
- 3 good first floor bedrooms and family bathroom. Double glazing and gas heating
- Pleasant rear garden with mature flower beds and borders with rear access
- Detached garage and gated driveway
- No onward chain







Tenure: Freehold

Tax band: D

Property Location:
what3words///agrees.posts
.commended

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C	74	
(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	£325,000
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	3
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 and data limited on EE, O2, 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	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
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.