

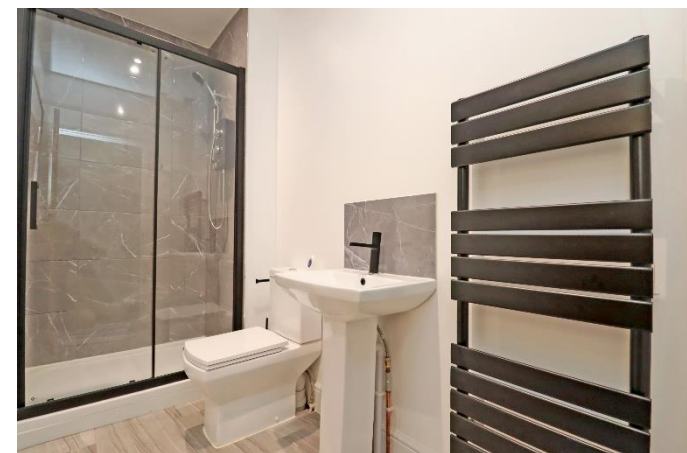


Located at a midpoint on Cheddon Road, just a stone's throw from the local convenience store and under half a mile from the esteemed Pyrland School Academy, this charming three-bedroom Victorian Terrace is a true gem. The accommodation spans two floors, as you enter you're greeted by an inviting hallway with stairs leading to the first floor. To your left, a door opens into a spacious dining room, which leads seamlessly into the kitchen and back garden. An archway connects this area to the lounge, featuring a delightful fireplace and a bay window that fills the space with natural light. The kitchen is elegantly designed with a set of modern, refitted cabinets that include both eye-level and base units. A small internal porch at the rear provides access to the ground-floor bathroom. On the first floor, you'll find three generously sized double bedrooms along with a modern shower room.

Key Features:

- Victorian mid terraced house
- 3 double bedrooms
- Ground floor bathroom and first floor shower room
- 2 reception rooms
- Modern fitted kitchen
- Double glazing and gas heating
- Low maintenance gardens
- Close to local shop
- Less than ½ mile to Pyrland School Academy
- Book your viewing today







Tenure: Freehold

Tax band: B

Property Location:
what3words///ending.grows.tops

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	B
Asking price	£240,000
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	Terraced house
Property construction	Brick with a tiled roof
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (Fibre to the property)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data limited on O2, EE, Three & 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)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons 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. Wilsons 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.