

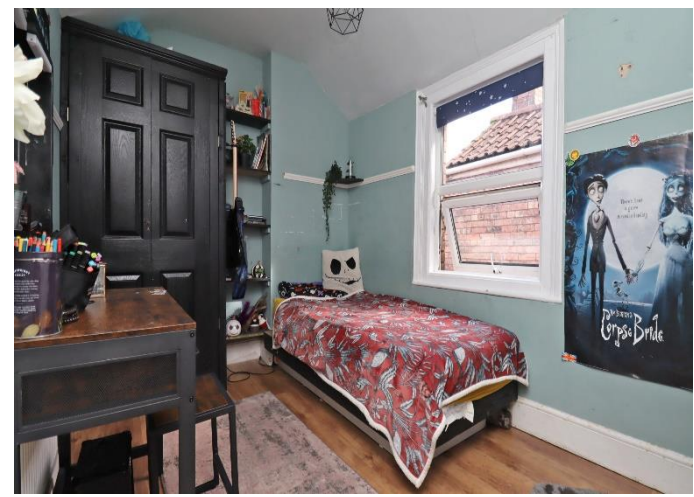


Situated just a short distance from the town centre, this charming Victorian terrace house boasts three spacious double bedrooms and retains many original character features. The residence is spread across two levels and welcomes you through an entrance hallway with stairs leading directly to the first floor. To the right, you'll find a dining room featuring an open archway that connects to a cozy lounge, enhanced by a bay-fronted window and a fireplace. The dining room also leads to the kitchen, which is equipped with matching eye-level and base units on either side and includes a door that opens into a lean-to conservatory or garden room. From the conservatory, double doors grant access to the rear garden. Adjacent to the kitchen, there's a modern white bathroom suite, complete with a stunning roll-top bath and a shower overhead. The first floor comprises three comfortable double bedrooms, while the property benefits from double glazing and gas central heating. At the back of the house, you'll find a low-maintenance garden with rear access, along with a timber summer house or office equipped with electricity.

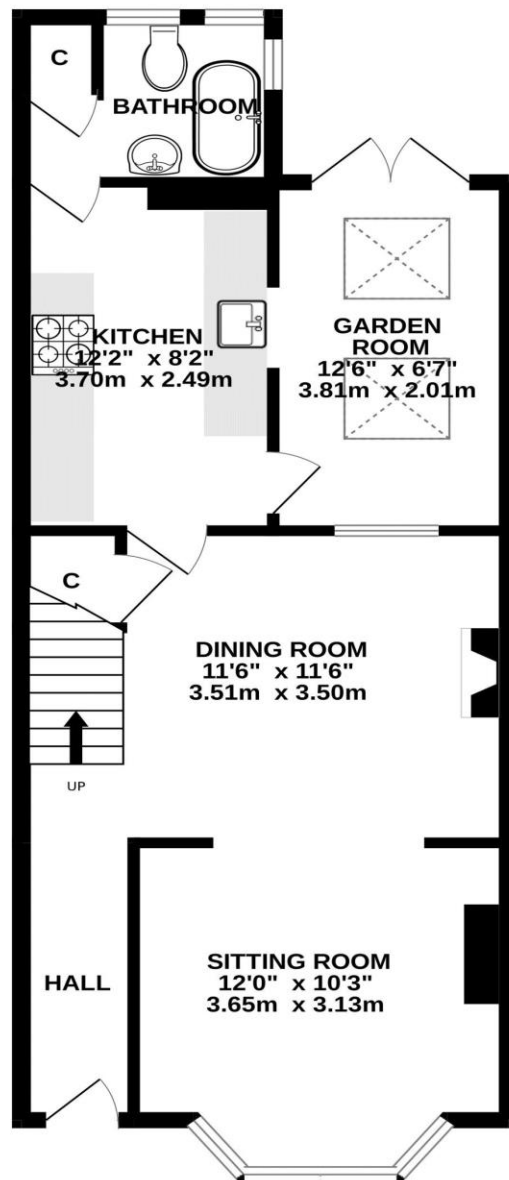
Key Features

- A Victorian middle terraced house
- 3 double bedrooms
- 2 reception rooms and lean to conservatory/garden room
- Ground floor bathroom
- Kitchen
- Close to the town centre
- Low maintenance rear garden with pedestrian access
- Double glazing and gas heating
- Permit parking
- Book your viewing today

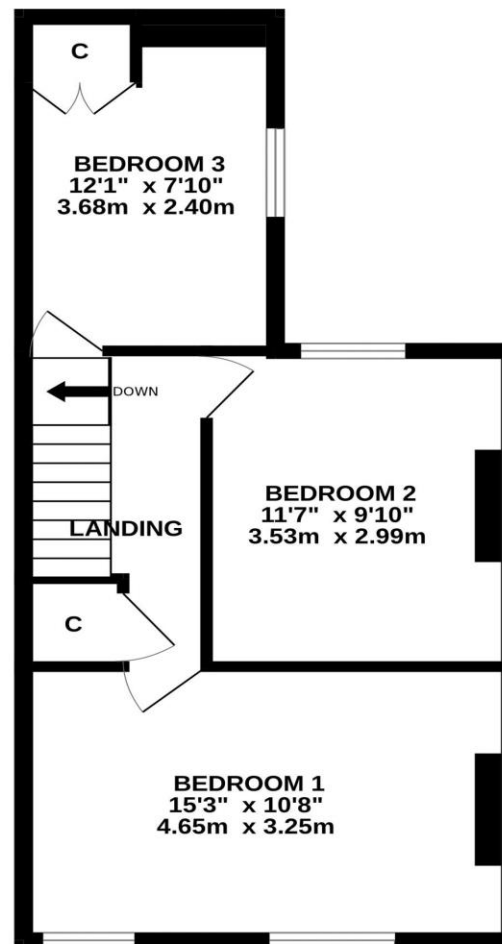




GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



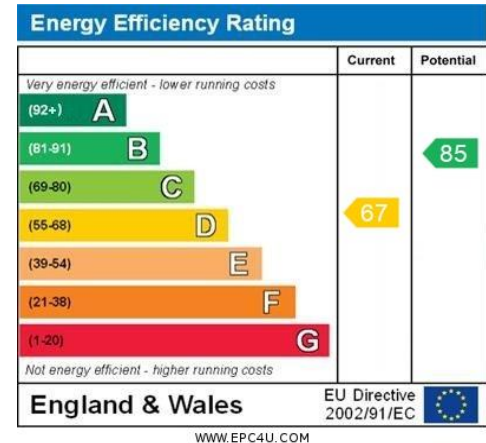
Tenure: Freehold

Tax band: B

Property Location:

what3words///wishes.sector.works

Services: The property is connected to mains water, drainage, gas and 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	B
Asking price	£230,000
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 construction with 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 premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data limited on EE, Vodafone, Three and O2
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	Permit parking



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.