



Located in Priorswood, at the end of a quiet cul-de-sac, this modern 3-bedroom semi-detached family home is now in need of some updating. The property features a driveway on one side, with additional off-road parking behind double gates and, subject to necessary consents and planning permissions, potential to extend on the side. Conveniently situated within close proximity to amenities such as a Co-op, post office, various bus services, and the popular Pyrland School. The accommodation spans two floors and includes an entrance porch leading into a spacious lounge, which features a staircase to the first floor, a fireplace, a front-facing window, and a door opening into the kitchen/dining area. The kitchen is equipped with a range of basic units and has a door providing access to the rear garden. Upstairs, there are three bedrooms and a bathroom. The house benefits from double glazing and gas heating. Externally, the property has a small front garden with a side gate accessing the rear garden, which offers a generous patio area with a step up to a raised lawn, enclosed by low-level shrub and flower bed borders. Offered for sale with no onward chain, this is undoubtedly a property worth arranging a viewing for as soon as possible.



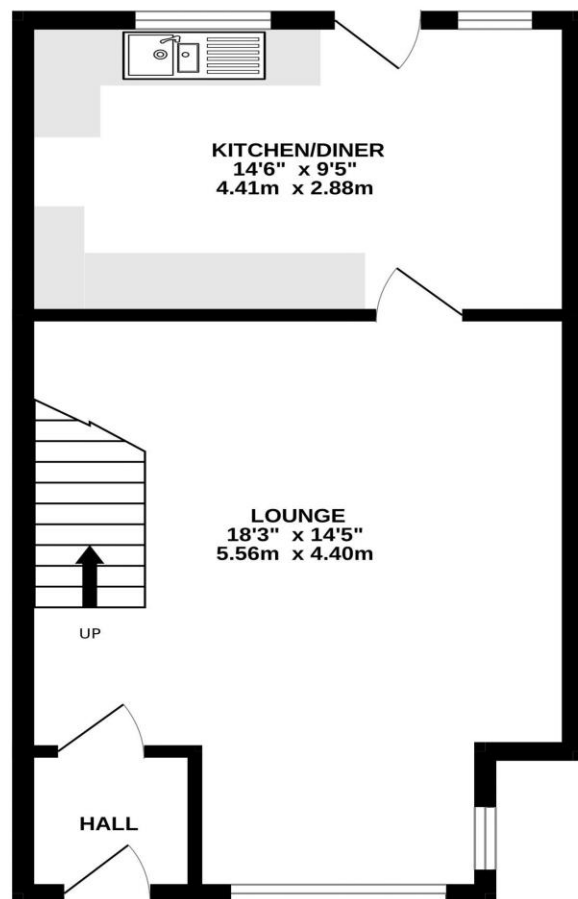
Key Features

- Modern semi-detached house
- 3 bedrooms
- Requiring updating
- Large lounge
- Kitchen/dining room
- Double glazing and gas heating
- A pleasant enclosed rear garden
- Off road parking
- Room to extend subject to PP & consents
- No chain

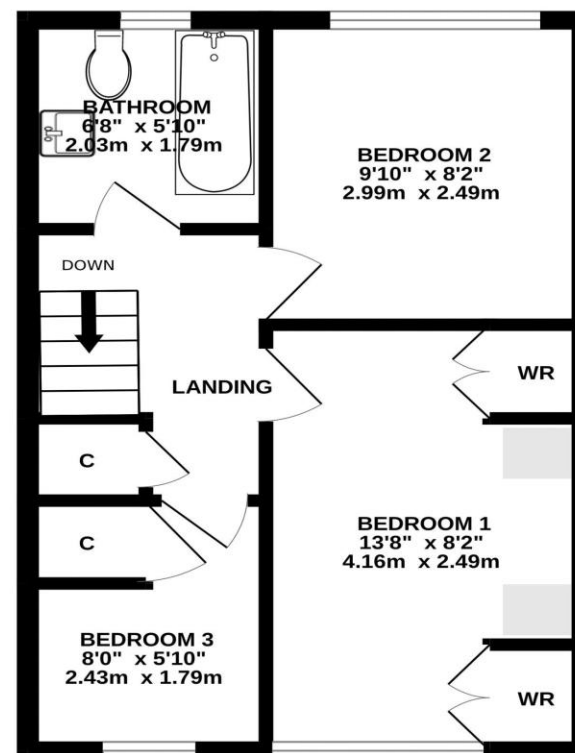




GROUND FLOOR



1ST FLOOR



Tenure: Freehold

Tax band: C

Property Location:
what3words///dare.movie.boat

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	£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	House
Property construction	Brick with a tiled roof
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Utrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE Three o2 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



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.