

Code of Practice for Residential Estate Agents: Effective from 1 August 2011
8. Financial Disclosure
8.1 At the time that an offer has been made and is being pursued by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include what the buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or only contingencies of these, such relevant information that is unavoidable should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1988. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

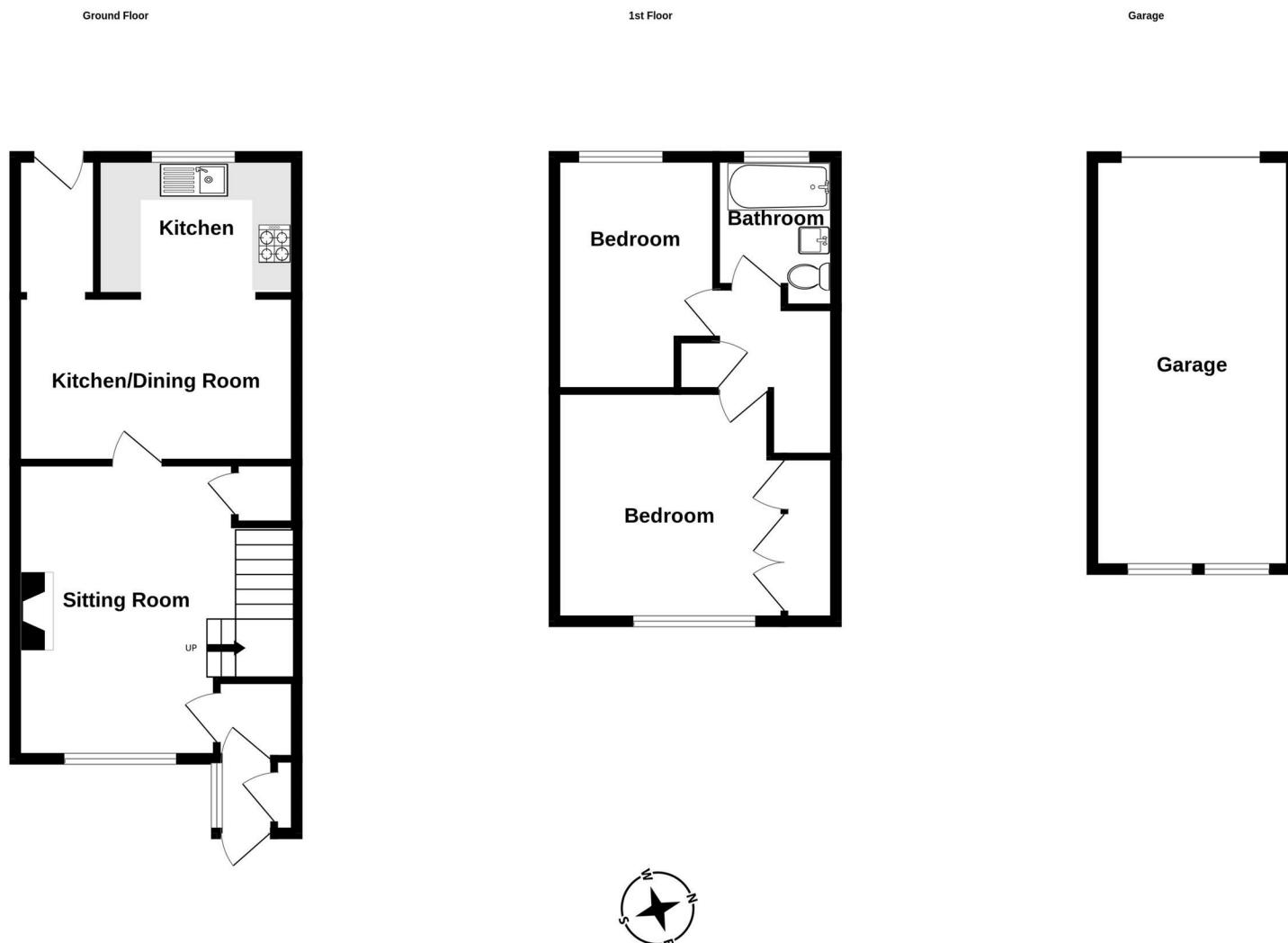
9. Financial Disclosure
9.1 The agent must obtain written confirmation from the seller that the property is not subject to any encumbrances or fixtures and fittings or services not tested by the agent that has not been agreed in writing or order for their purposes. A buyer is advised to obtain written confirmation from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain written confirmation from their solicitor.

Agents Note: Enter Text Here
Flood Risk: Enter Text Here
Mobile Phone Coverage: Enter Text Here
Broadband Availability: Enter Text Here
Council Tax Band: B
Property Location: Enter Text Here
Local Authority:
Services: Enter Text Here
Tenure: Freehold
ENKEAL REMARKS AND SITUATIONS:

GENERAL REMARKS AND STIPULATIONS:



Floor Plan



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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**Wilkie May
& Tuckwood**

WM&T

Description

- Terrace
- Two Reception Rooms
- Double Glazing
- Single Garage
- Two Bedrooms
- Sought After Residential Location
- Gas Fired Central Heating

An extended two bedroom modern mid terrace home with an enclosed garden and single garage.



This two bedroom modern mid terrace home is set in a tucked away position close to amenities within the popular residential location of Comeytrowe.

The property is benefitted by double glazing and mains gas fired central heating and has been enhanced with a single storey extension to the rear in order to create additional ground floor living.

Internally, a front door leads into entrance porch with further door through to a sitting room. The sitting room offers a front aspect window, gas fire and staircase to first floor with access through to a dining area (formally the kitchen). From here, an archway opens up into a fitted kitchen

comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks, a space for cooker, space for washing machine, space for fridge and a wall mounted Worcester boiler. To the first floor are two bedrooms (bedroom one with built-in wardrobes) and a refitted family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over completes the accommodation. Externally, the rear garden is fully enclosed with gated rear access. There is an area of shaped patio, borders and decorative gravel chippings, as well as a single garage.

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