

Key Property Information

The information provided is given to the best of the seller's knowledge at the time of publication. It is for general informational purposes only and does not constitute legal or professional advice. Prospective buyers should not rely solely on this information and are advised to obtain independent legal advice before making any purchase decisions.

Property Address 20 WYVERN GARDENS, S17 3PR

Date 7/10/26

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Woodburning / multi-fuel stove

Other

Other details (if applicable)

Connection to Services

Mains Electricity: YES

Provider: OCTOPUS

Mains Gas: YES

Provider: OCTOPUS

Mains Water: YES

Provider: YORKSHIRE WATER

Mains Sewerage YES

Provider:

Heating Systems

How is the property heated?

Mains gas ☒

Oil ☐

Heat pumps ☐

Liquid Gas ☐

Electricity ☐

Underfloor ☐

Woodburning / multi-fuel stove ☐

Other ☐

Other Details (if applicable)

Accessibility

Which of the following applies to this property?

N/A

Step-free access from the street (including ramps/lifts)

Wet room

Lateral living (essential living accommodation on the entrance level)

Not suitable for wheelchair users

Level access

Lift access

Ramped access

Wide doorways

Level access shower

Rights and informal arrangements

Which of the following applies to this property?

N/A

Private rights of way

Public rights of way

Listed property

Conservation Area

Other restrictions

Planning permission

Does the property have the necessary planning and building regulation approvals for all alterations and extensions?

YES.

Services

Which of the following services are available at the property?

Broadband

VIRGIN

Mobile Signal

GOOD - 10 MOBILE

Flood Risk

Has the property flooded in the last 5 years?

No

If yes, what was the source of the flood

Ground water

Sewer flooding

Surface water

Coastal flooding

River flooding

Other

Are there any flood defences installed at the property?

No

Structural and environmental defects

Does the property have any of the following issues?

N/A

Damp

Subsidence

Asbestos

Japanese knotweed

Structural hazards (e.g. damaged roof)

Other

Does the property show any signs of, or sit on land affected by, past or present mining activity?

No