Material Information

Property Type – Annexe
Construction Type – Traditional Build

Utilities
Source of heating – Gas
Primary source of electricity supply – Mains Electric
Primary source of water supply – Mains Water
Primary arrangement for sewage – Mains

Connectivity
Broadband connection (information sourced from openreach.com/fibre-checker )
Standard Broadband – Available now
Superfast Broadband –Available now
Ultrafast Full Fibre Broadband – Not Available

Mobile signal (information sourced from checker.ofcom.org.uk/en-gb/mobile-coverage)
EE – Voice & Data None
Three – Voice & Data None
O2 – Voice Likely & Data Likely
Vodafone – Voice Likely & Data Likely

Parking
One parking space (only for a small car)

Building Safety
At the time of listing, we have not been made aware of any building safety concerns.

Rights & Restrictions
At the time of listing, we have not been made aware of any rights or restrictions.

Flood Risk (Information sourced from https://check-long-term-flood-risk.service.gov.uk/postcode)
Rivers and the sea – Medium risk of flooding
Surface water –Very high risk of flooding
Reservoirs – Flooding from reservoirs is unlikely in this area
Groundwater – Flooding from groundwater is unlikely in this area

Planning Permission & Development Proposals
At the time of listing, we have not been made aware of any planning or development proposals.

Information from: https://publicaccess.southsomerset.gov.uk/online-applications/

Property Accessibility & Adaptations
Through the front door off of the main road.