

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 listed on the Register of Right to Buy or the Register of Right to Buy for 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 or surveyor.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £50+VAT. Once this is accepted by our client an Administration Fee of £20+VAT (£24) per buyer will be retained in order to process the necessary checks relating to our conveyance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be reimbursed should purchase cease to continue. It can be paid via a card machine or via BACS transfer.

Mobile Phone Coverage: Indoor—voice & data likely with O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone. **Broadband Availability:** Superfast with up to 80 Mbps download speed and 20 Mbps upload speed. **Flood Risk:** Rivers & Seas—very low. Surface water—very low.

Property Location: W3.W.C. /Powerline/awakenings/ exposures
Council Tax Band: A

Local Authority: A

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



7 The Sidings Mill Lane, TA4 2DX

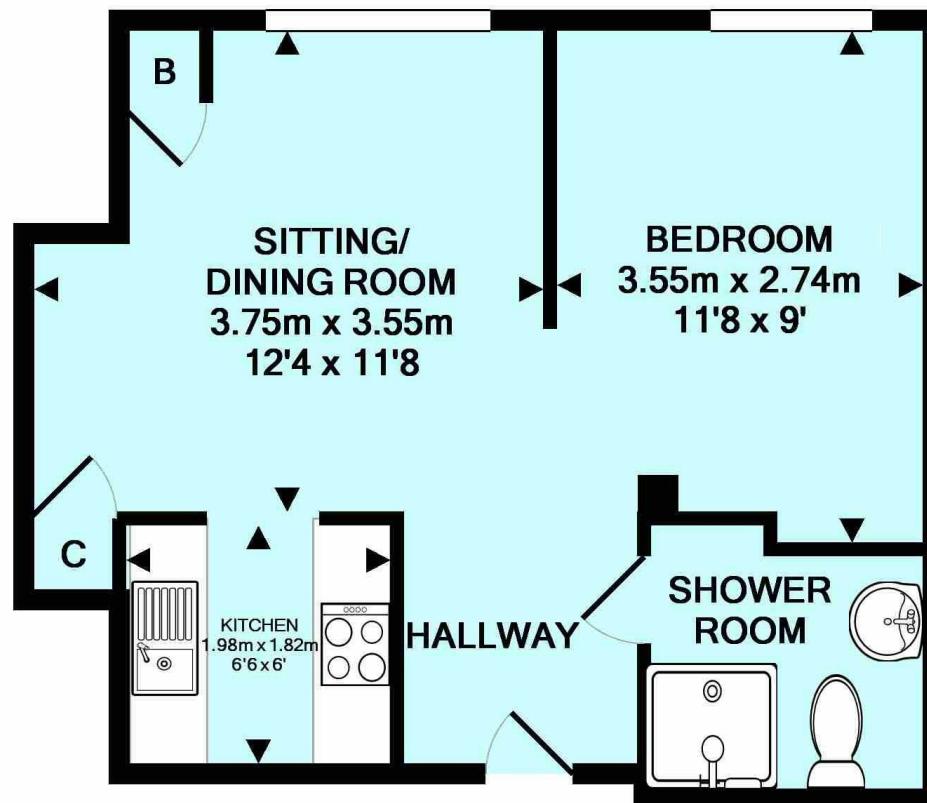
£115,000 Leasehold



EPC

Wilkie May & Tuckwood

Floor Plan



TOTAL APPROX. FLOOR AREA 33.2 SQ.M. (357 SQ.FT.)

Copyright Wilkie May & Tuckwood. Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only, not to scale.

WM&T

Description

- One Bedroom
- First Floor Flat
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Allocated Parking Space
- No Onward Chain
- Popular Market Town Location

Situated in a tucked away position within the popular market town of Wiveliscombe is this well presented, one bedroom first floor flat.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

The property has one allocated off-road parking space and is offered to the market with vacant possession and no onward chain.



The accommodation comprises in brief; communal front door with a secure keypad entrance and stairs rising to the first floor. A front door leads into the entrance hallway with doors to all principle rooms. The living room has a uPVC double glazed window with an aspect to the rear, a storage cupboard, a second cupboard housing the wall mounted gas boiler and there is access into the kitchen area. The kitchen is fitted with a range of matching wall and base storage units, worksurfaces with matching upstands, stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for an undercounter fridge

and an integrated electric oven with integrated hob and extractor fan above. The shower room comprises; low level wc, wash hand basin, shower cubicle and a heated towel rail. The bedroom has a uPVC double glazed window providing aspect to the rear. Externally, there is one allocated off-road parking space as well as two visitors parking spaces.

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