



**8 Seminole Lane,
Offers Over £150,000**

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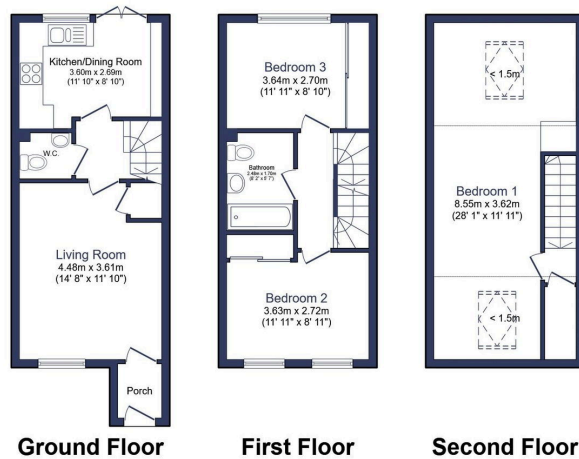


- Modern Town House.
- Front Aspect Living Room.
- Full Width Kitchen/Diner With French Doors To Garden.
- Downstairs WC.
- Three Double Bedrooms.
- Three Piece Family Bathroom.
- Good Size Rear Garden With Decking & Lawn.
- Parking To Front Of Property.
- Gated Side Entrance.
- No Upper Chain.



Modern Three Bedroom Town House - No Upper Chain.

Arranged over three floors, this fantastic home offers a great deal of accommodation for its price. This lovely home is over three floors, the entrance porch leads to the lounge at the front of the property. At the rear of the property is the open plan kitchen/diner with French doors leading to the garden. On the first floor there is two spacious bedrooms and the three piece family bathroom, on the top floor you will find the third bedroom, ideal office, craft or nursery room depending on your needs. There is also a downstairs WC, and a driveway for car parking at front of the property.



Total floor area 76.9 m² (828 sq.ft.) approx
Restricted height areas 17.0 m² (183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy performance certificate (EPC)																																		
5, Bernhills Lane ASBURNTON WILTSHIRE	Energy rating C	Valid until: 26 March 2030																																
	Property type End-terrace house	Certificate number: 2438-7048-7387-6495-8244																																
	Total floor area 85 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions .																																		
https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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