

Material information

(based on the average consumer's intended use and enjoyment of the property)

Property: 45 Arley Close, Swindon SN3 5AG Guide Price: £399,000

Title

The property is a Freehold house.

- There is no lease or payment required for shared amenities.
- The property is registered at HM Land Registry and comes with a state guaranteed title.
- There are restrictions on the title to the property which might affect how you can use the property and you should check with your property lawyer what this means to your intended use and enjoyment of the property.
- The owner and the neighbours have a right to use the footpath running along the rear of the garden.

Authority Information

- The property is in a conservation area. This means that features which make the area special are protected and may impact your ability to alter the exterior of the house.

You can find out more [here](#)

- The trees on the property are subject to a Tree Preservation Order which means that you will have to get permission before you lop, top or fell any tree. You can find out more [here](#).
- The property is in Council Tax band "H"
- The property has Energy Performance Rating of "B", which means it can be let out.
- The property is on mains foul and surface water drainage
- The property is not built on land registered as contaminated land

Information from the seller's knowledge

- All main utilities are connected
- Parking is on the private driveway included in the property

