

5 BEDROOMS

3 BATHROOMS

COUNCIL TAX BAND: F

EPC: B



SCAN FOR FULL
DETAILS



Minster Drive, Minster On Sea, ME12 2LA

Offers over £550,000

house 



Floor Plan measurements are approximate and do not include in-situ items. Plans produced using PlanItUp

house  **T: 01795 385810**
www.houseagent.co

MONEY LAUNDERING REGULATIONS 2007

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our partner, Hipla, will carry out the initial checks on our behalf. We will send you a link to conclude a biometric check electronically. As an applicant, you will be charged a non-refundable fee of £12 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking and monitoring. You will need to pay this amount directly to Hipla and complete all Anti-Money Laundering checks before your offer can be formally accepted.

THE PROPERTY MISDESCRIPTIONS ACT 1991

House has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. House has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Best (most efficient) Overheating risk	Very Good A		
Good B			
Average C		64	90
Below Average D			
Poor E			
Very Poor F			
Worst (least efficient) G			
<small>Energy Performance Certificate (EPC) is required for all properties in England and Wales. The EPC rating is a measure of the energy efficiency of a property. The rating is based on the energy performance of the property and is expressed as a letter grade from A (most efficient) to G (least efficient). The EPC rating is also used to calculate the energy efficiency of the property.</small>			
England & Wales		EU Directive 2002/91/EC	