



22 Chepstow Court, Barleythorpe, Oakham, LE15 7TT

 **NEWTON FALLOWELL**



## Key Features

- Coach House
- Two Bedrooms
- Open Plan Lounge / Kitchen
- Integral Garage With Utility Area
- Driveway Providing Off Road Parking
- Ideal Investment or First Time Purchase
- Popular Location
- Freehold
- EPC Rating C

**£200,000**





Situated in the heart of Barleythorpe which is within only a short walk from Oakham's popular market town centre and the train station is this well-maintained two-bedroom coach house. The property offers an open-plan kitchen/living room, two double bedrooms, a three-piece bathroom, and an integral garage with a utility area. This property would make a fantastic starter home, so to avoid missing out an internal viewing is essential at the earliest opportunity.

As you approach the property from the front the centrally located front door leads you into the entrance hall with an area for coats and shoes and a door to the integral garage with a useful utility area. Straight stairs lead you to the spacious first-floor landing area where you can access the accommodation. The open plan living room/kitchen is a good size with dual aspect windows providing plenty of light and a modern fitted kitchen including an inset hob, integrated oven, integrated fridge & dishwasher, and a tiled floor to the kitchen section. Both bedrooms sit to the front of the property and offer a view of the front aspect. The three-piece bathroom completes the internal accommodation.



Externally you will find an integrated single garage with a useful utility area that has space for a freezer and one allocated off-road parking space.



Entrance Hall 0.99m x 1.20m (3'2" x 3'11")

Landing 1.67m x 3.06m (5'6" x 10'0")

Living Kitchen 4.20m x 5.01m (13'10" x 16'5")

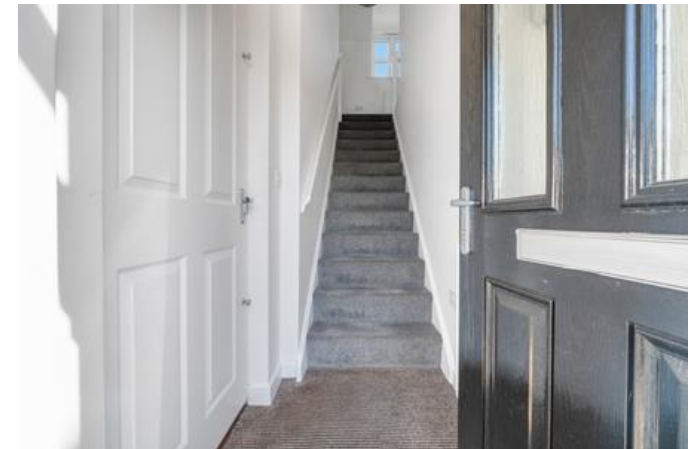
Bedroom One 2.79m x 2.83m (9'2" x 9'4")

Bedroom Two 2.22m x 3.30m (7'4" x 10'10")

Bathroom 1.70m x 2.11m (5'7" x 6'11")

Garage 2.69m x 5.01m (8'10" x 16'5")

Utility Area (in Garage) 1.18m x 1.19m (3'11" x 3'11")



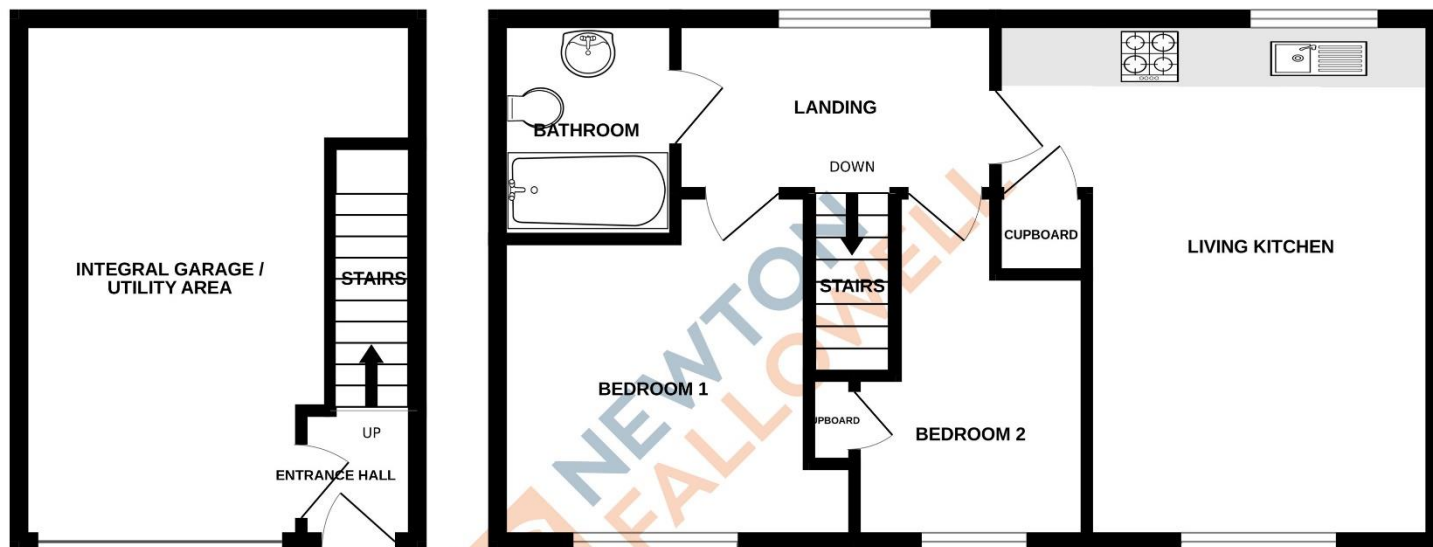
### Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £166.15 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



INTEGRAL GARAGE /  
UTILITY AREA  
205 sq.ft. (19.1 sq.m.) approx.

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



CHEPSTOW COURT, BARLEYTHORPE, OAKHAM LE157TT

TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: B

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.