



36 Tollesbury Avenue, Barleythorpe, Oakham, LE15  
7WE

 **NEWTON FALLOWELL**



## Key Features

- Leasehold Detached Coach House
- Two Bedrooms
- En-Suite To The Master
- Garage + Off Road Parking
- Shared Ownership 50%
- Easy Access To The Town Centre
- Popular Location
- Ideal First Time Purchase
- EPC Rating B
- Leasehold

50% Shared ownership £100,000





Set within the popular Oakham Heights development is this well-presented shared ownership coach house offering spacious accommodation throughout including two bedrooms, an open plan living & dining area, a fully fitted modern kitchen, en-suite to bedroom one, and a separate bathroom. This excellent starter home offers easy access to the town centre and would make an ideal first-time purchase.



As you approach the property from the front the centrally located front door leads you into the entrance hall. Straight stairs lead you to the spacious first-floor landing area where you have access to the accommodation. The living room is a good size with two double glazed windows overlooking the front aspect, the kitchen is open plan to the living area but also has a separate feel due to its arched opening. The kitchen is fitted with a range of built-in appliances including a dishwasher, fridge/freezer, integrated oven, and an inset gas hob. The two bedrooms offer ample room whilst the main bedroom boasts a three-piece en-suite shower room. The three-piece separate bathroom completes the property internally.



Externally you will find a single garage, a rear storage area and one allocated off-road parking space.

## Room Measurements

Living Room 4.04m x 5.23m (13'4" x 17'2")

Kitchen 1.73m x 4.12m (5'8" x 13'6")

Bedroom One 2.94m x 3.88m (9'7" x 12'8")

Ensuite 1.2m x 2.14m (3'11" x 7'0")

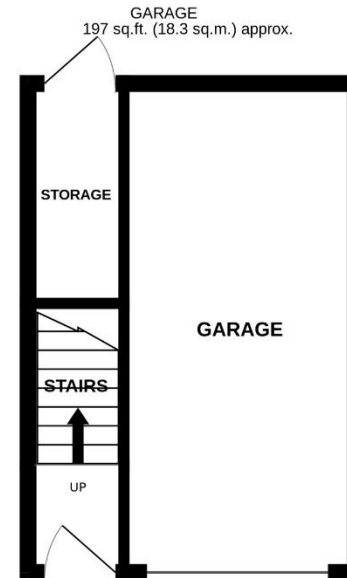
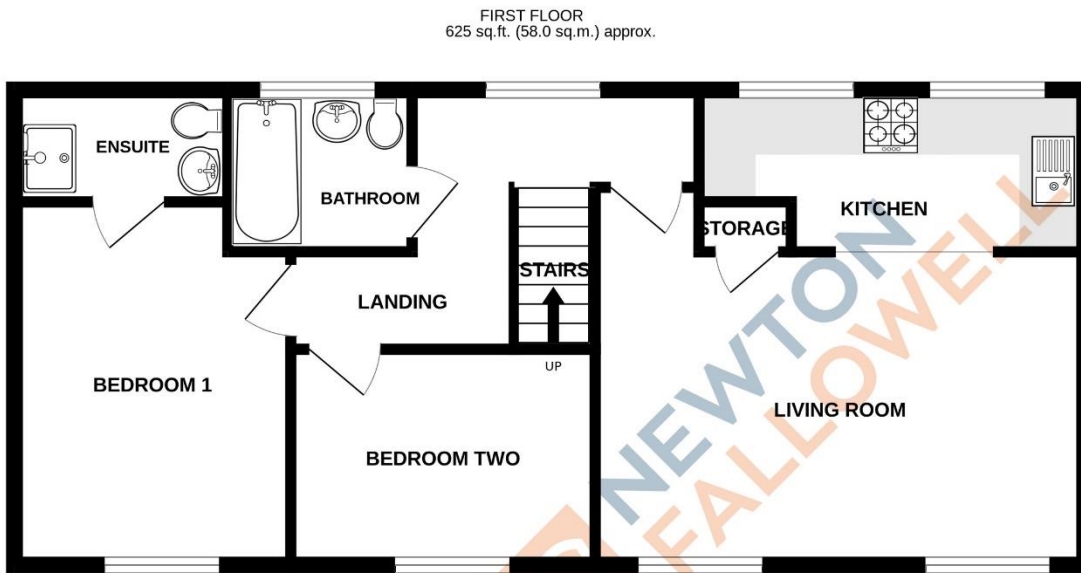
Bedroom Two 2.31m x 3.18m (7'7" x 10'5")

Bathroom 1.73m x 2.19m (5'8" x 7'2")

Garage 2.45m x 5.42m (8'0" x 17'10")

## Shared Ownership Information

The property benefits from a 125 year lease granted in 2021. The seller currently owns a 50% share of the property. We are advised that the owner pays a monthly charge of £302.15 for the remaining 50% share which includes a monthly rent of £268.85, a monthly management fee of £25.61 and monthly building insurance fee of £7.69. The property is also liable to pay an Estate Charge of £166.15 per year. Contact Newton Fallowell for further information.



TOLLESBURY AVENUE, BARLEYTHORPE, OAKHAM LE157WE

TOTAL FLOOR AREA : 822 sq.ft. (76.3 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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.