



'Wits End', Little Thatch

Lydeard St Lawrence, TA4 3SF
£289,950 Freehold


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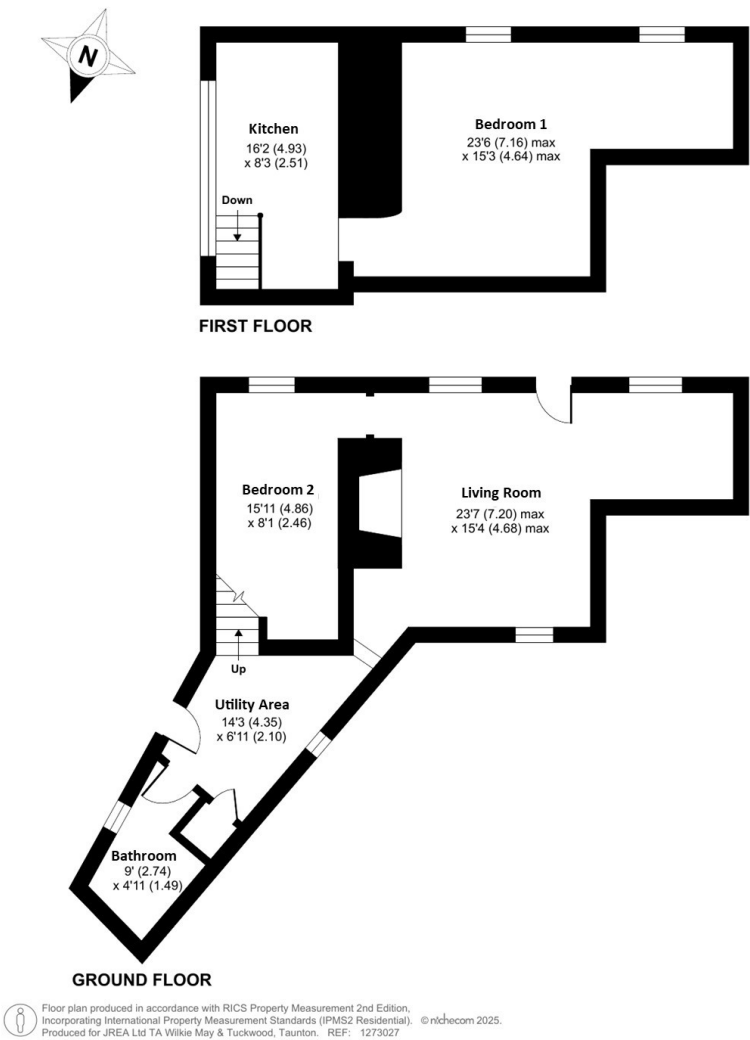
EPC

Wilkie May
& Tuckwood

Floor Plan

Little Thatch, Lydeard St. Lawrence, Taunton, TA4

Approximate Area = 1053 sq ft / 97.8 sq m
For identification only - Not to scale



Description

Tucked away in the sought after village of Lydeard St Lawrence, this two bedroom semi-detached cottage offers great potential.

The property is being sold as an ongoing project and is currently un-mortgageable due to the lack of a kitchen, bathroom, and compliant drainage system.

The accommodation is spread over two floors and benefits from double glazing throughout.

Externally, the property features a private, enclosed garden to the side and rear. With full landscaping, this space could be transformed into a charming and peaceful outdoor retreat.

- Two Bedrooms
- Semi-Detached Cottage
- Renovation Project
- Tucked Away Position
- Popular Village Location
- Fantastic Potential
- No Onward Chain



The accommodation briefly comprises; a pedestrian right of way leading to the front door, which opens into a living room with two windows offering views to the front. Although underfloor heating is in place, there is currently no boiler or heat pump to make it operational. From the living room, a door leads into what could become a ground floor bedroom, with a window providing a front-facing aspect. Off the living room, another door opens into a utility area, which in turn leads into a room that would serve as the bathroom.

From the utility area, there is access to the rear garden, as well as stairs leading to the first floor. At the top of the stairs, you'll find a light and airy room that would serve as the kitchen, offering stunning views over the rear garden. A door leads into a spacious bedroom with an adjoining dressing area. Externally, the garden is set across several tiers and will require full landscaping to reach its full potential.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains electricity.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: [w3w.co/lyrics.unionists.crawler](https://www.w3w.co/lyrics.unionists.crawler)

Council Tax Band: D

Broadband Availability: Superfast with up to 78 Mbps download speed and 19 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data with Three. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Agents Note: Due to the current EPC rating, this property cannot be let.

Agents Note: Due to the absence of a kitchen and water supply inside the property, it is currently unlikely that a mortgage could be secured. As a result, the property is only available to cash buyers. The property currently has no heating system or drainage system in place. The only access to the property is via a pedestrian right of way in front of the adjoining property.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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