

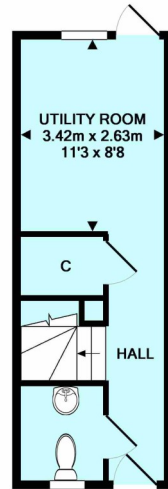


**Larviscombe Court,**  
Williton, TA4 4BZ.  
£250,000 Freehold

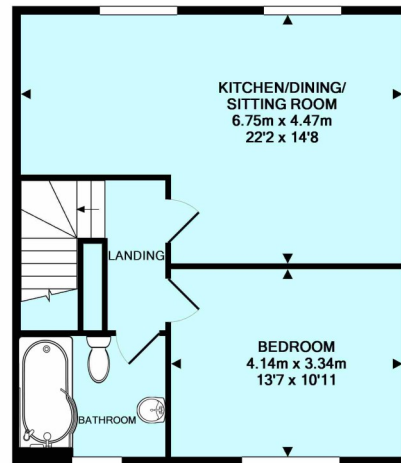
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**Wilkie May  
& Tuckwood**

# Floor Plan

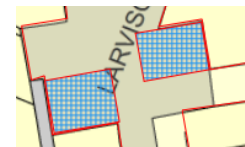
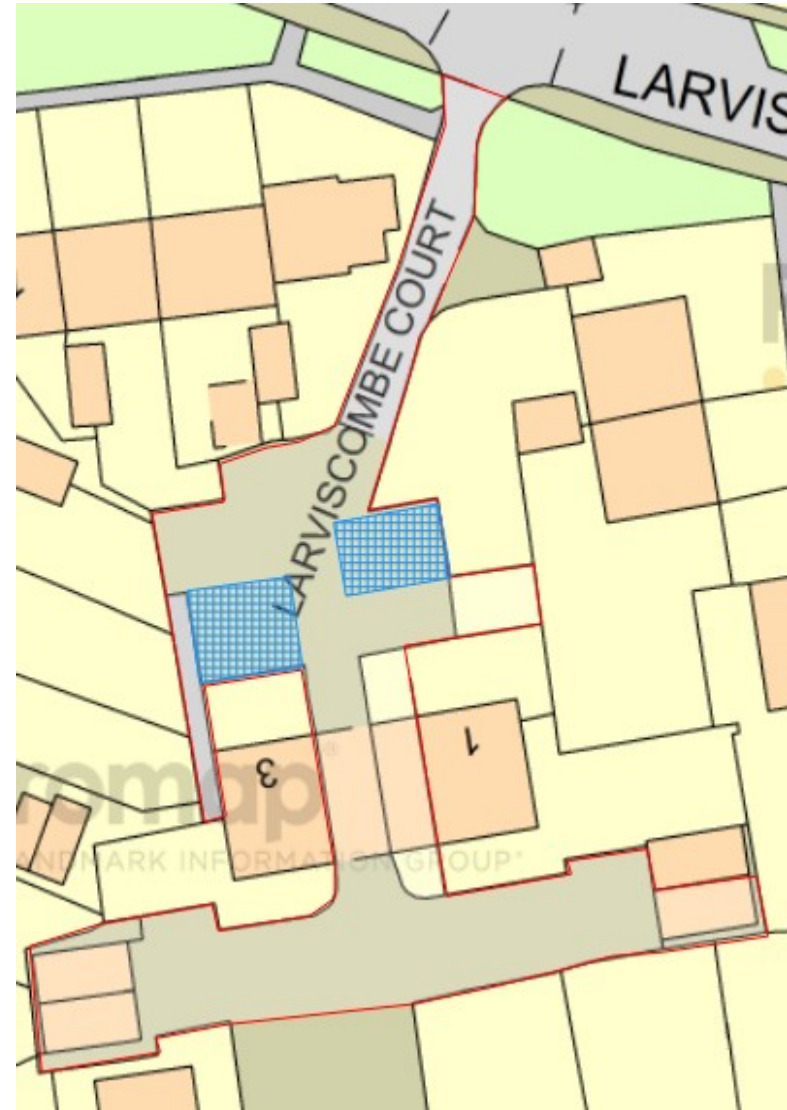


GROUND FLOOR  
APPROX. FLOOR  
AREA 20.5 SQ.M.  
(221 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 52.7 SQ.M.  
(568 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 73.2 SQ.M. (788 SQ.FT.)

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Not To Scale—Blue areas annotate allocated parking for neighbouring properties under separate ownership.

## Description

A unique opportunity to acquire an incredibly spacious one bedroom coach house with allocated parking and gardens, together with 3 large garages and the Freehold ground that comprises Larviscombe Court.

- 3 Garages
- Large 1 Bedroom Coachhouse
- Immaculate Throughout
- Annual Yield of £20,000
- No Onward Chain

The property comprises one of three properties built by a small local developer situated in a quiet tucked away position within easy walking distance of the village centre and its amenities. The "Coach House" is surprising spacious and has the unique benefit of having two gardens and allocated parking. The property is sold with the benefit of the remainder of the original 10 year Build Zone guarantee, 10 year boiler guarantee, high levels of insulation and has been built with low maintenance in mind. The property has all the modern conveniences you would expect, to include uPVC double glazed windows, a 1KW solar panel system, uPVC soffits, fascia's, and guttering and the external render requires little or no maintenance.

The property is currently rented unfurnished at a monthly rent of £700pcm (£8400 p.a). Included in the sale is the Freehold ground to include the Larviscombe Court driveways, and 3 large garages that are also rented. Collectively the Garages are rented at £220pcm (£2640.00 p.a) and the ground rents and service charges for the estate amount to £750.00 giving a total return of £11,790 per annum minus costs of maintenance and insurances.

The accommodation for the flat in brief comprises; Door into Entrance Hall; under stairs storage, door into Downstairs WC; low level WC, pedestal wash basin with tiled splashback, extractor fan. Spacious Utility Room; fitted cupboards to match Kitchen, solid oak worktops with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space for tumble dryer, glazed Upvc door with side window to rear courtyard garden, south facing, laid to chippings and very private.

Stairs to first floor; Landing; hatch to roof space, door into open plan Living Room/Kitchen; aspect to rear, Howdens fitted kitchen with a good range of cupboards and drawers under a solid oak block worktop with inset one and a half bowl stainless steel sink and drainer with mixer tap over, tiled splash backs, space for electric or gas cooker, stainless steel splashback and extractor fan over, inset ceiling spotlights, wall mounted Baxi combi boiler for central heating and hot water, oak window cills, large space for dining table and living room furniture, door into Bedroom 1; aspect to front, oak window cill. Bathroom; white suite comprising panelled bath with tiled surround, thermostatic mixer shower over, WC, pedestal wash basin, oak window cill, inset ceiling spotlights.

**OUTSIDE:** At the front of the property there is an allocated block paved parking space. An enclosed private garden is included in the sale with timber shed.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** A

**Parking:** There is off road parking at this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

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

<sup>8</sup> 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.