Little Thatch

Lydeard St Lawrence, Taunton, TA4 3SF

£225,000 Freehold

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Wilkie May & Tuckwood

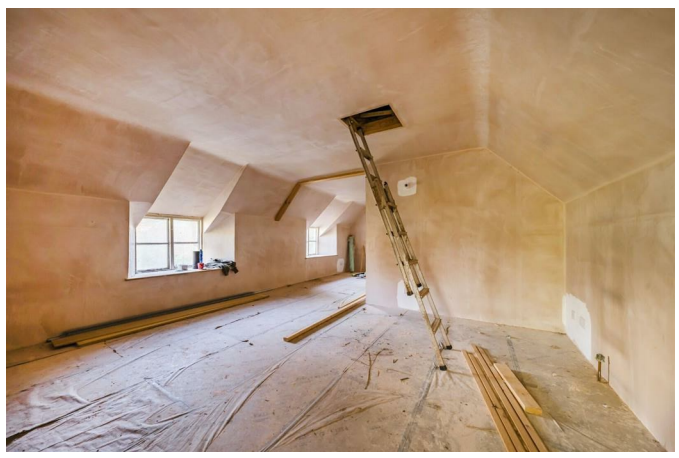












GENERAL REMARKS AND STIPULATIONS:

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
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: Details Correct As Of November 2025

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

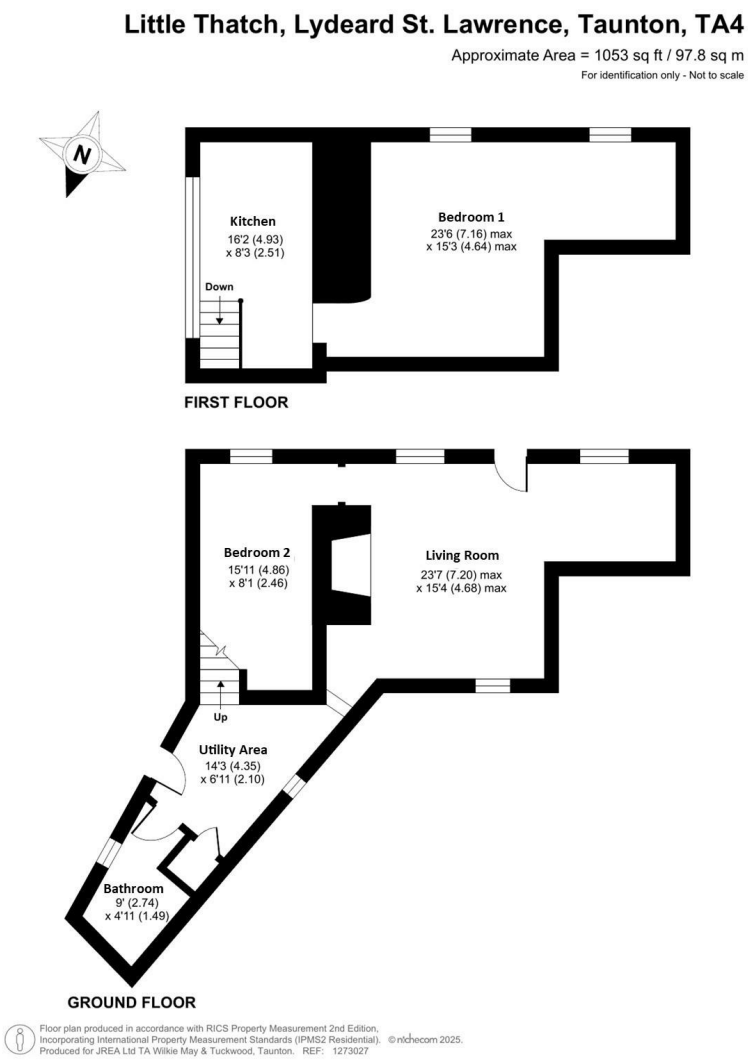
CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan



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Description

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

CASH BUYERS ONLY - Tucked away in the sought after village of Lydeard St Lawrence, this two bedroom semi-detached cottage offers great potential. Being sold as an ongoing project and benefitting from double glazing and a private enclosed garden.

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.



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 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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