

Grabbrook, Aller Drove, Aller,  
Langport, Somerset, TA10 0QT

Auction Guide Price:  
£195,000+, Plus Fees  
3 bedrooms  
Ref:EH001491



ENGLISH HOMES



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## Overview

3 Bedroom Semi-Detached  
Cottage  
Backs onto open countryside  
Online Auction 8<sup>th</sup> February  
2023  
0.15 acres  
Off road parking  
Bathroom and separate  
shower room



This semi-detached 3 bedroom cottage, located on Aller Drove, backs onto farmland and has stunning rural views. It is on the outskirts of Langport, which has many local amenities. The property is in need of some improvement to create a family home or for investment buyers to add to their portfolio.



### AGENTS NOTE:

Lot - GRABROOK HOUSE, ALLER DROVE, ALLER, LANGPORT, SOMERSET, TA10 0QT Auction Guide Price - £195,000+, Plus fees. The property is to be offered online by Clive Emson Auctioneers on 8<sup>th</sup> February 2023. To register to bid, view the legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)





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**Accommodation:**

**Ground Floor:**

Entrance lobby, shower room, living room, kitchen, bedroom three/study and conservatory.

**First Floor:**

Landing with 2 bedrooms and a family bathroom.

**Outside:**

Enclosed garden and off road-parking.

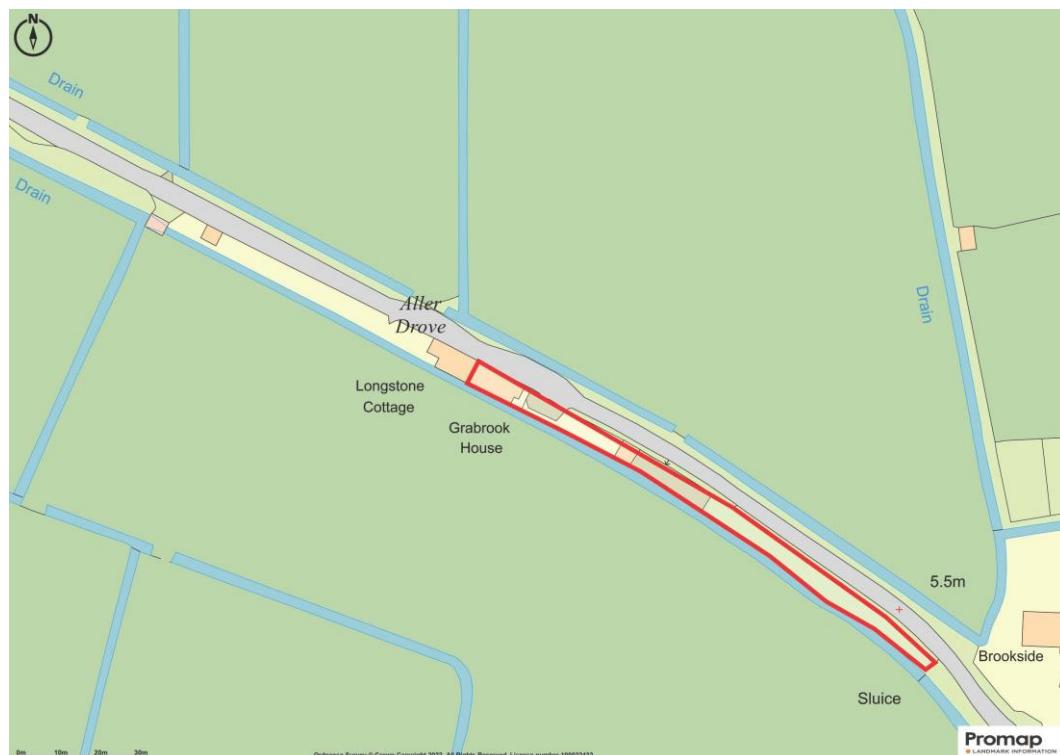
**Site Measurements:**

The site extends to 0.06 hectares (0.5 acres).

**Council Tax Band: C**

**Directions:**

From our office in Langport, take the right hand turning, proceed past Tesco's, then take the left hand turning towards Aller next to Shires Garage. On entering Aller, take the left hand turning onto Aller Drove. The property is located a short distance on the left hand side denoted by an English Homes For Sale board.



**VIEWINGS BY APPOINTMENT:**

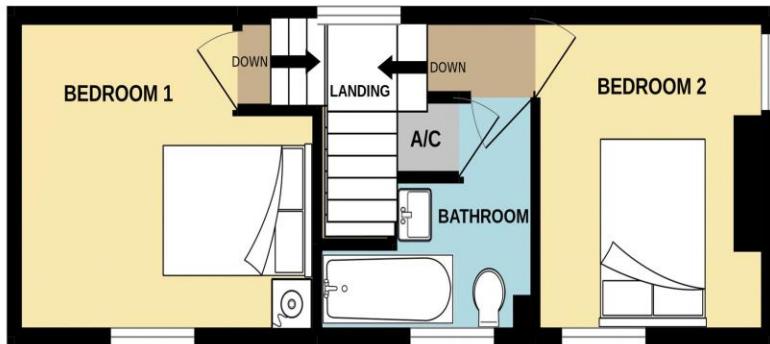
Langport Office 01458 252530

[sales@english-homes.co.uk](mailto:sales@english-homes.co.uk) Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether

or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



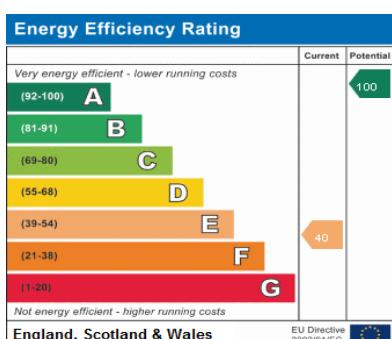
GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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.

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