



Orchard Rise, Drayton,
Langport, Somerset, TA10 0LE

Auction Guide Price
£380,000+, Plus Fees
4 bedrooms
Ref:EH000676



ENGLISH HOMES

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Overview

- 4 Bedroom Detached House
- Online Auction 20th March 2024
- Water damaged property for refurbishment
- 1/3 of an acre
- Double garage
- Sought after village location
- Master with en-suite
- Cloakroom



An opportunity to acquire this four bedroom detached property now in need of refurbishment internally having suffered water damage. Orchard Rise sits on a superb plot with a large, mature garden which extends to 0.13 hectares (0.33 acres) with ample parking and double garage. There may be potential for an extension of the existing property to provide a stunning family home, subject to all necessary consents being obtainable.



AGENTS NOTE:

Lot - ORCHARD RISE, NORTH STREET,
DRAYTON, LANGPORT, SOMERSET, TA10 0LE
Auction Guide Price - £380,000+, Plus Fees The
property is to be offered online by Clive
Emson Auctioneers on 20th March 2024. To
register to bid, view legal documentation or
for general auction enquiries please contact
the auctioneers or visit their website
cliveemson.co.uk

Accommodation:

Ground Floor:

Entrance porch, hallway, cloakroom W.C.,
living room with double doors to dining room,
kitchen and utility room.

First Floor:

Landing, four bedrooms (master with en-suite
bathroom) and separate family bathroom.

Outside:

Walled garden to the front of the property
accessed via double gates to off-street





driveway parking and double garage. The large rear garden with rural outlook is laid to lawn with two patio areas.

Council Tax Band G

Auctioneer's Note:

The interior of the property has mould spores and the upper floor landing floor is in poor condition. Therefore, we stress all parties take care when viewing the property.

Local Planning Authority:

Somerset District Council. Tel: 01935 462462
Website: somerset.gov.uk

Freehold with Vacant Possession

Directions:

From our office take the left hand turning into Bow Street. Proceed towards Curry Rivel. Take the left hand turning into Drayton where the property is located on the right hand side in North Street.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

info@english-homes.co.uk Disclaimers:
Information is given in good faith, but may not be accurate. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and



land. Fixtures & fittings are not tested so may not work (phone lines, broadband, TV antennas, satellite dishes are a tenant rather than landlord responsibility and cost). 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. We have not tested items such as TV or antennas, Sky or dishes, Broadband or telephone connections



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/81/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.