



Victoria Cottage, Wagg Drove,
Langport, Somerset, TA10 9ER

Auction Guide Price
£175,000+ Plus Fees
2 bedrooms
Ref:EH001949



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Overview

- Detached Cottage
- 2 Bedrooms
- Online Auction 18th Septmeber 2024
- Plot of 0.12 acres
- Considerable repair required
- Semi-rural location
- Off road parking
- Garage & Car Port



A rare opportunity to acquire this detached cottage situated in a semi-rural location of Wagg Drove on a country lane with surrounding countryside. The property is arranged over two floors and requires considerable repair and refurbishment throughout, or builders may consider demolition of the existing property and rebuild, subject to necessary consents being obtainable. The cottage sits on a plot measuring 0.05 hectares (0.12 acres)



AGENTS NOTE:

**Lot – VICTORIA COTTAGE, WAGG DROVE,
LANGPORT, SOMERSET, TA10 9ER**
Auction Guide Price – £175,000+ Plus fees
The property is to be offered online by Clive Emson Auctioneers on 18 September 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, living/dining room, conservatory, potential kitchen and utility and W.C.

First Floor:

Open landing/study, cloakroom W.C, two bedrooms and further room for potential bathroom.



**Outside:**

Front and rear garden for formalisation, with rear garden having a garden shed and a summer house. The property has a driveway giving ample parking as well as a detached garage and car port.

Auctioneer's Note 1:

Work on a first floor extension has commenced, but has not been completed. We are informed by the seller that there has been no Building Regulations sign off for any of the works carried out. A copy of the Building Control Report will be available within the legal documentation, available to download from Clive Emson website.

Auctioneer's Note 2:

We are informed by the seller that all utility services are connected to the property.

Auctioneer's Note 3:

We are advised that there was flood water ingress to the property in December 2023. Further information will be included within the legal documentation.

Local Planning Authority:

Somerset Council. Tel No: 0300 123 2224
Website: somerset.gov.uk

**Council Tax Band D****Directions:**

The land can be located via the What3Words app using ///design.backed.encroach

Freehold With Vacant Possession**VIEWINGS STRICTLY BY APPOINTMENT:**

Langport Office 01458 252530 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.

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	83	57
EU Directive 2002/91/EC		



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9 Parrett Close, Langport, Somerset, TA10 9PG
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk

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.