



Larmouth Court, Willington, DL15 0FG
4 Bed - House - Detached
£195,000

ROBINSONS
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Larmouth Court

Willington, DL15 0FG

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market this delightful four bedroom detached family home being offered for sale with NO FORWARD CHAIN, it is ideally positioned within a popular modern development in Willington. Having been thoughtfully extended to the rear, the property offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families.

Beautifully presented throughout, the property features modern decoration and quality fittings, together with gas central heating and UPVC double glazed windows. The generous accommodation briefly comprises; entrance hallway, cloakroom/WC, spacious lounge, impressive kitchen/dining room, utility room and a bright rear sun room, providing excellent additional living space.

To the first floor there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. There is also a separate family bathroom which has been stylishly three piece suite. The second floor provides a further double bedroom.

Externally, the property continues to impress with gardens to both the front and rear. The enclosed rear garden provides an excellent outdoor space for families, while a garage and driveway provide off-road parking for multiple vehicles.

Larmouth Court is a pleasant cul-de-sac forming part of this established modern development and is conveniently located for a range of local amenities, schools and bus links, with further facilities available within Willington and the surrounding area.

This impressive home offers generous accommodation, modern presentation and excellent versatility throughout. An internal viewing is highly recommended to fully appreciate the space and standard of accommodation on offer.













furniture

The vendor has made Robinsons aware that all furniture/appliances can be included in the sale if a purchaser wishes.

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622.00 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – granted

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

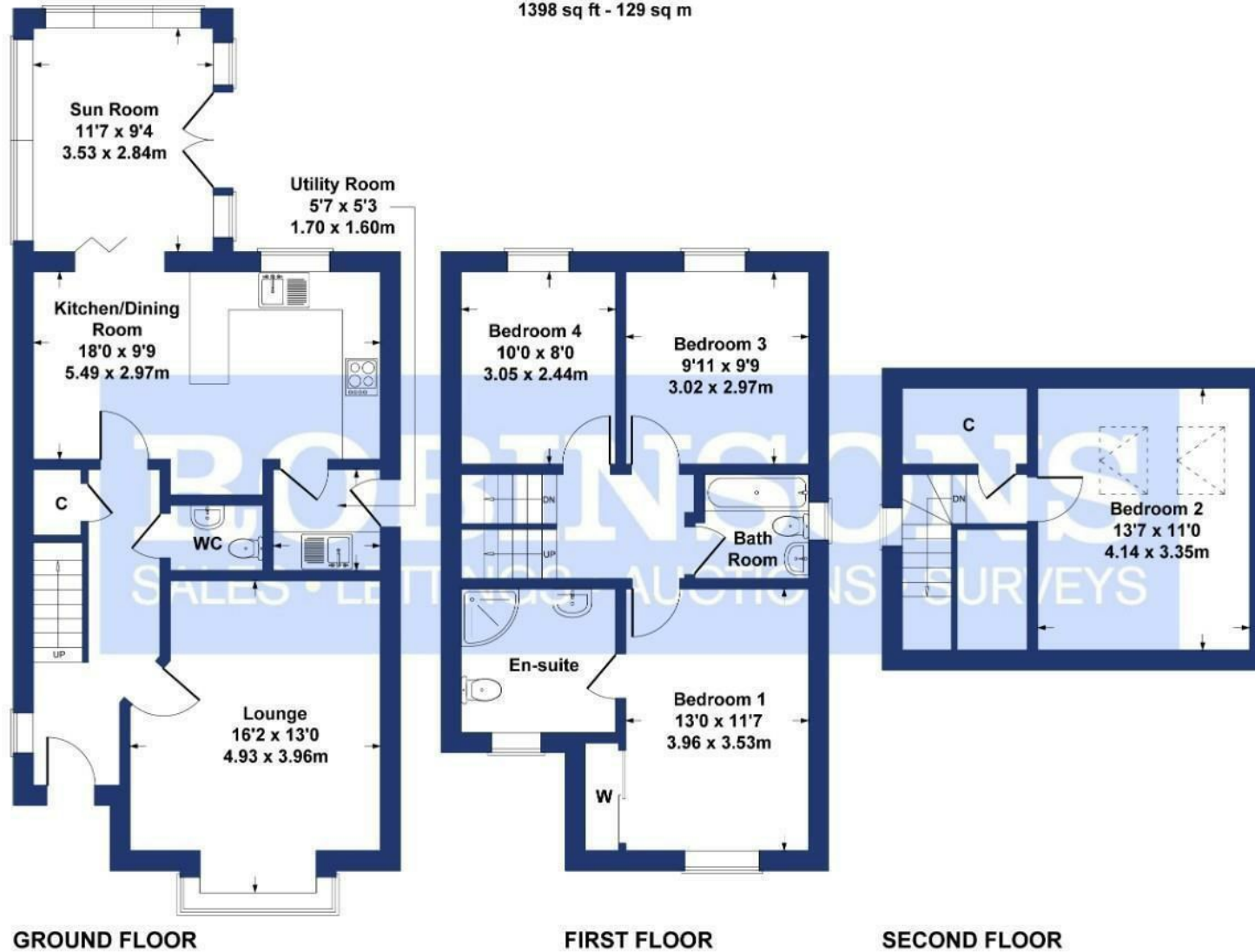
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Larmouth Court, Willington

Approximate Gross Internal Area
1398 sq ft - 129 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

82

69

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these







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