



**Windmill Close, Woodville, Swadlincote, DE11 8GE**

 Nicholas  
**Humphreys**

**Asking Price £150,000**

**NO UPWARD CHAIN \* DETACHED COACH HOUSE \* TWO BEDROOMS \* GARAGE & PARKING \* IDEAL FIRST-TIME BUY OR INVESTMENT**

Offered for sale with no upward chain and immediate vacant possession, this well-presented two-bedroom detached coach house occupies a secluded position within a popular modern development in Woodville.

The accommodation is arranged predominantly at first-floor level and features a spacious open-plan lounge and fitted kitchen, with the kitchen providing a comprehensive range of units, built-in oven and four-ring gas hob together with appliance spaces. The lounge area has recently been fitted with a new carpet and enjoys a UPVC double-glazed window to the front aspect.

There are two bedrooms, with the master benefiting from a built-in double wardrobe, together with a fitted bathroom comprising a three-piece white suite with thermostatic shower over the bath.

Outside, the property benefits from its own single garage together with an additional parking space. Conveniently positioned between Swadlincote and Ashby-de-la-Zouch, the property represents an excellent opportunity for the first-time buyer or investor alike. No upward chain and immediate vacant possession. Viewings strictly by appointment only.



**The Accommodation**

Situated within a secluded position on a popular modern development in Woodville, this well-presented detached coach house offers an excellent opportunity for the first-time buyer or investor alike. Occupying accommodation above its own garage and neighbouring garages, the property benefits from its own single garage together with an additional parking space and is offered for sale with no upward chain and immediate vacant possession.

A double-glazed front entrance door opens into the ground-floor entrance hallway, with a staircase rising to the first-floor accommodation. The first-floor landing is naturally illuminated by a double-glazed skylight window and benefits from a radiator and useful built-in storage cupboard, with doors leading off to the principal rooms.

A particular feature of the home is the open-plan living accommodation, combining a fitted kitchen with a comfortable lounge area. The kitchen is comprehensively fitted with a range of base cupboards and drawers with matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in oven with four-ring gas hob and extractor hood above, together with freestanding appliance spaces suitable for a fridge freezer and washing machine. A concealed gas-fired combination boiler supplies the domestic hot water and central heating system.

Open plan from the kitchen is the lounge area, providing an ideal space for both relaxing and dining. Recently finished with a new carpet, the room also benefits from a double radiator, TV and telephone points and a UPVC double-glazed window overlooking the front aspect.

The property offers two bedrooms, with the master bedroom positioned to the front elevation and benefiting from a built-in double wardrobe, UPVC double-glazed window and single radiator. The second bedroom provides versatile accommodation suitable for use as a guest bedroom, nursery or home office.

Completing the accommodation is the fitted bathroom, appointed with a three-piece white suite comprising a low-level WC, pedestal hand wash basin and panelled bath with thermostatic shower above and fitted glass shower screen. Complementary wall tiling, a double radiator and double-glazed skylight window complete the room.

Outside, the property benefits from its own single garage together with an additional parking space, providing useful off-road parking and storage.

Windmill Close forms part of a popular modern residential development within Woodville, conveniently positioned between the market towns of Swadlincote and Ashby-de-la-Zouch and well placed for access to a range of everyday amenities and surrounding road networks. Ideally suited to the first-time buyer or investor alike, this attractive coach house combines modern, low-maintenance accommodation with the advantage of a garage and parking. The property is available with no upward chain and immediate vacant possession. All viewings are strictly by appointment only.

**Hallway**

**Open Plan Living Area**

5.31m x 3.78m (17'5 x 12'5)

**Bedroom One**

3.25m x 3.05m (10'8 x 10'0)

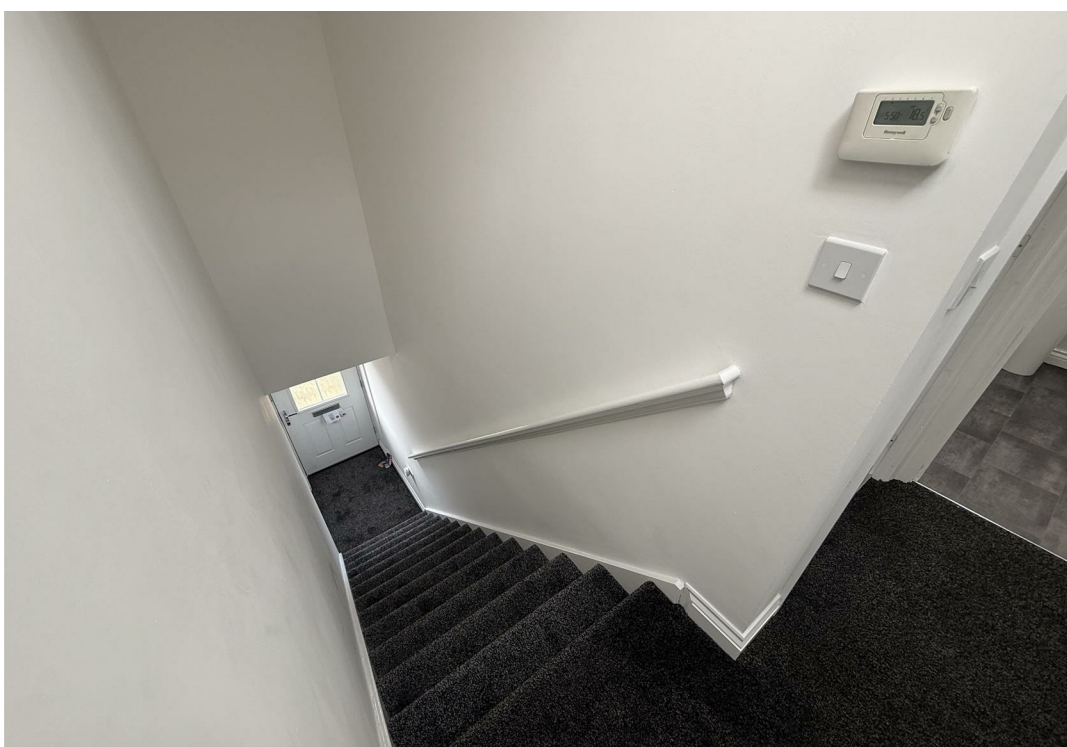
**Bedroom Two**

3.33m max x 2.49m max (10'11 max x 8'2 max)

**Bathroom**

2.01m x 1.88m (6'7 x 6'2)

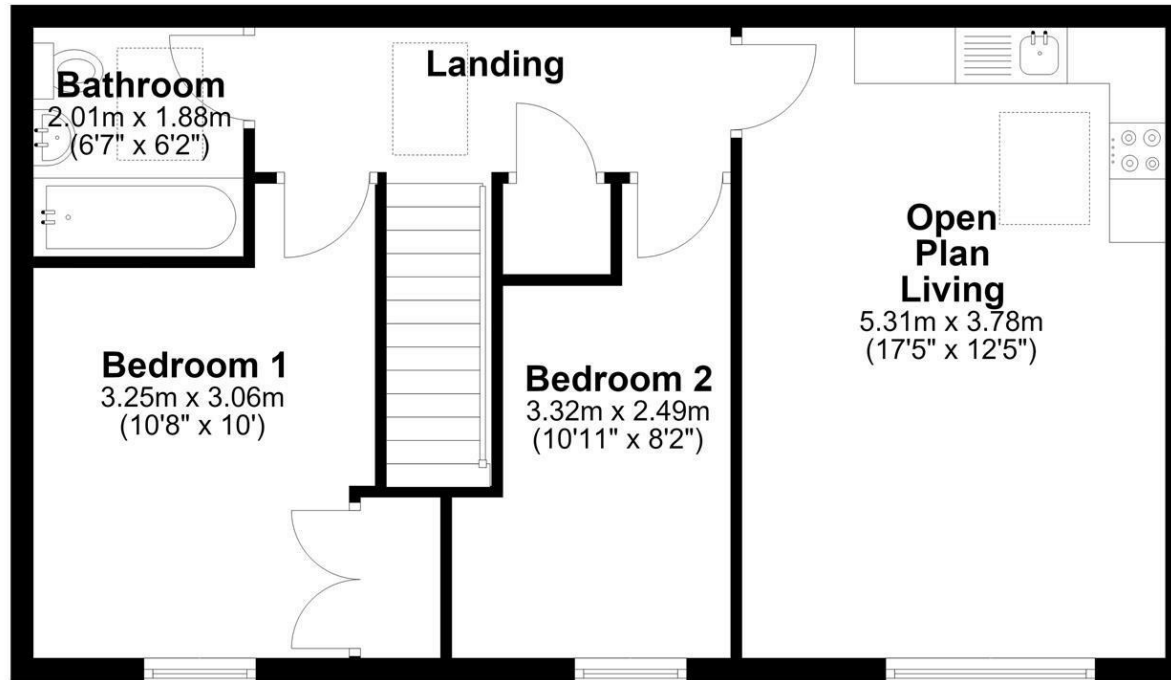
Property construction: Standard  
Parking: Drive & Garage (within a shared area)  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Council Tax Band: A  
Local Authority: North West Leicestershire  
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>  
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
An on-site management fee may apply to all modern or new developments.  
Anti-Money Laundering (AML) Requirements  
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure. Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



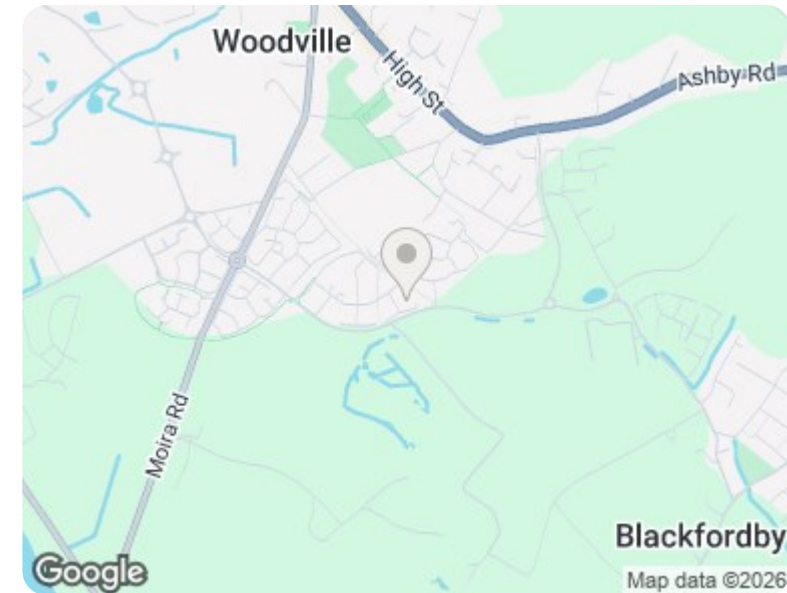




## Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>94</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>80</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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