



**CHAFFERS**  
ESTATE AGENTS



## Peach Pie Street

Wincanton, BA9 9FP

£139,950 Leasehold



Welcome to this modern, newly decorated, two bedroom ground floor flat located on the charming Peach Pie Street. Built in 2014, this delightful property boasts a contemporary design and has been thoughtfully updated with new carpets throughout, providing a fresh and inviting atmosphere. EPC Band:- TBC



## DESCRIPTION

Welcome to this modern, newly decorated ground floor flat located on the charming Peach Pie Street in Wincanton. Built in 2014, this delightful property boasts a contemporary design and has been thoughtfully updated with new carpets throughout, providing a fresh and inviting atmosphere. The flat features two generously sized bedroom, gas central heating and an allocated parking space. The well-maintained building offers the added benefit of entry phone security, ensuring peace of mind for residents.

From the communal hallway, the main entrance door leads into a hallway with built in store cupboard and doors leading off to all rooms. There is a double aspect living room which creates a light and airy feel and also open plan to the kitchen area. The kitchen is well appointed with a range of floor and wall units, built in electric oven, gas hob with cooker hood above and includes a fridge/freezer, Bosch dish washer, Zanussi washing machine and Ideal gas combination boiler. Completing the accommodation there are two good sized bedrooms and a bathroom which comprises:- white suite including a panelled bath, electric shower above with screen, pedestal wash basin, low level WC and heated towel rail.

Outside there is an allocated parking space which is approached via steps to the rear.

This flat is an excellent opportunity for those seeking a modern living space in a desirable location. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs.

## LOCATION

The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. There is an active community within Wincanton with a number of societies and several churches. Other small towns such as Bruton and Castle Cary are also nearby as well as the beautiful Stourhead Estate.

Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles. There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.

There are excellent communication links with the A303 within five minutes drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Tax Band: B

Council Authority: Somerset Council

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Lease details:- 125 years ~ Start date: January 2010 ~ End date:- 31st Dec 2134 - 110 years remaining. Service Charge ~ TBC Ground Rent ~ £250.00p.a

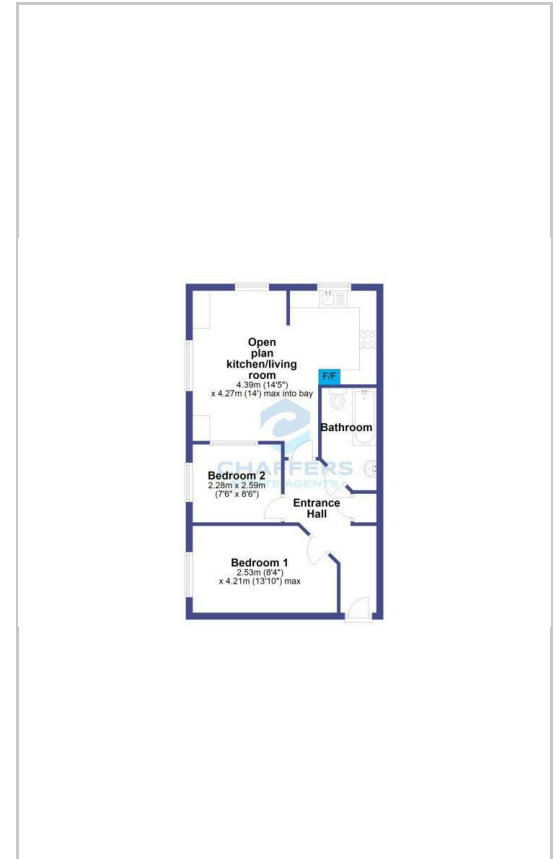
Energy Performance Certificate: TBC

View at [www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB

Tel: 01747 822233 Email: [gillingham@chaffersstateagents.co.uk](mailto:gillingham@chaffersstateagents.co.uk) [www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)