CHAFFERS
ESTATE AGENTS

58 Greenway Close,

, Wincanton, BA9 9RH

An attractive substantial two bedroom detached bungalow offering spacious accommodation with garage, ample driveway parking, good sized front and gardens, tucked away at the end of a small close in a quiet mature residential area. EPC Band:- C

Offers Over £280,000 Freehold

Council Tax Band: D

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DESCRIPTION

* An attractive substantial two bedroom detached bungalow with garage and gardens tucked away at the end of a small close in a quiet mature residential area.
The accommodation offers deceptively spacious rooms which in brief comprises:- Covered porch area with door to the entrance hall. From here you have access to all rooms with built in storage cupboard and built in airing cupboard; a double aspect lounge/diner with oak flooring, gas log effect fire and double glazed doors giving access to the conservatory which over looks the rear garden; kitchen fitted with a range of floor and wall units, space for cooker, cooker hood above, plumbing for washing machine, plumbing for slim line dish washer, space for fridge/freezer and double glazed door to garden; There are two bedrooms where bedroom 1 has fitted mirror fronted double wardrobes with access to the garage. There is also access to an en-suite shower room which boasts a double width shower cubicle, pedestal wash basin, low level WC and extractor fan. To complete the layout on this floor is a family bathroom which comprises L shaped panelled bath, pedestal wash basin, low level WC and an infra red wall heater.
The property benefits from double glazed windows and gas central heating via a boiler which is located in the garage, ample driveway parking, front and rear gardens.

OUTSIDE

Front garden Predominantly laid to lawn with flower and shrub border, outside tap, outside light, electric charging point, tarmacadam driveway providing ample parking for two vehicles, leading to an:-
Attached single garage with up and over door, light and power, personal door. The gas combi boiler can also be found in the garage.
A fully enclosed, fenced, pretty rear garden which is predominantly laid to lawn with paved patio, well established flower and shrub borders, pond, tree, L-shaped new shed/workshop and an outside light,

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 a five minute 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.

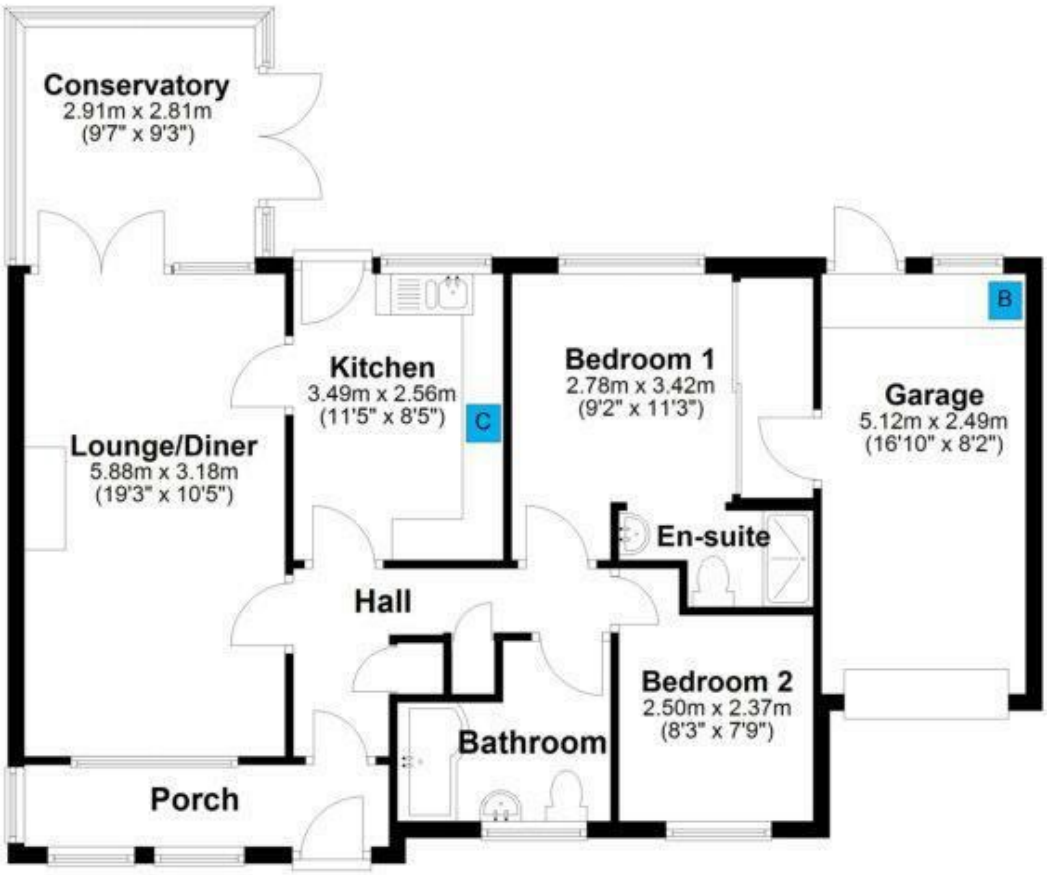
ADDITIONAL INFORMATION

Services: Mains Water (Meter), Gas Central Heating, Electricity & Drainage.
Council Authority: South Somerset District Council ~ Council Tax Band: D
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
Energy Performance Certificate: Rated: C

Directions

From our Gillingham office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road heading towards Wincanton. Turn left to stay on the B3081 and left again at the junction. Continue straight on this road and continue onto Bayford Hill. Head towards the town of Wincanton. At the top of the hill turn left onto Common Road. Turn left onto Deanesly Way. Turn left onto Greenway Close. Turn right to stay on Greenway Close and then left and left again where you will find Number 58 on the right hand side.

Floor Plan



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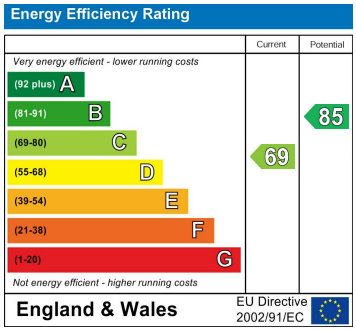

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