CHAFFERS
ESTATE AGENTS

Station Road

Wincanton, BA9 9EL

A deceptively spacious three bedroom cottage conveniently situated within the town centre amenities and schools. An ideal first time buy, BTL,NO FORWARD CHAIN.

Best Offers Over £200,000 Freehold

Council Tax Band: B

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3 1 1 E

DESCRIPTION

This well proportioned mid-terrace cottage provides spacious living accommodation and enjoys a light and airy feel. Having retained it's charm, the features of the property include high ceilings, a working fireplace and rear courtyard garden. This delightful home amplifies the characterful charm with modern aspects. Offering two double bedrooms, a light and airy living room, well proportioned kitchen, ground floor third bedroom/dining room and an enclosed rear courtyard garden, this property boasts comfort and space making this a must view property!

From the entrance hall there is a WC with low level WC and hand wash basin with doors leading into the living room which is centred around an open fireplace with double glazed window to the front. The kitchen has been well thought out and offers a built in oven, space for fridge/freezer and washing machine, breakfast bar, door to the rear courtyard, third bedroom/dining room and stairs rising to the first floor. From the landing both bedrooms are doubles with the second benefitting from an airing cupboard and window overlooking the rear. The main bedroom offers an original fireplace. The bathroom has a sink, low level WC, p-shaped bath with overhead shower, extractor fan and window to the front. The rear courtyard is brick paved and has a useful timber bin store, outside tap and gate providing side access to the neighbouring property. At the front of the property there is unrestricted on-road parking available.

SITUATION

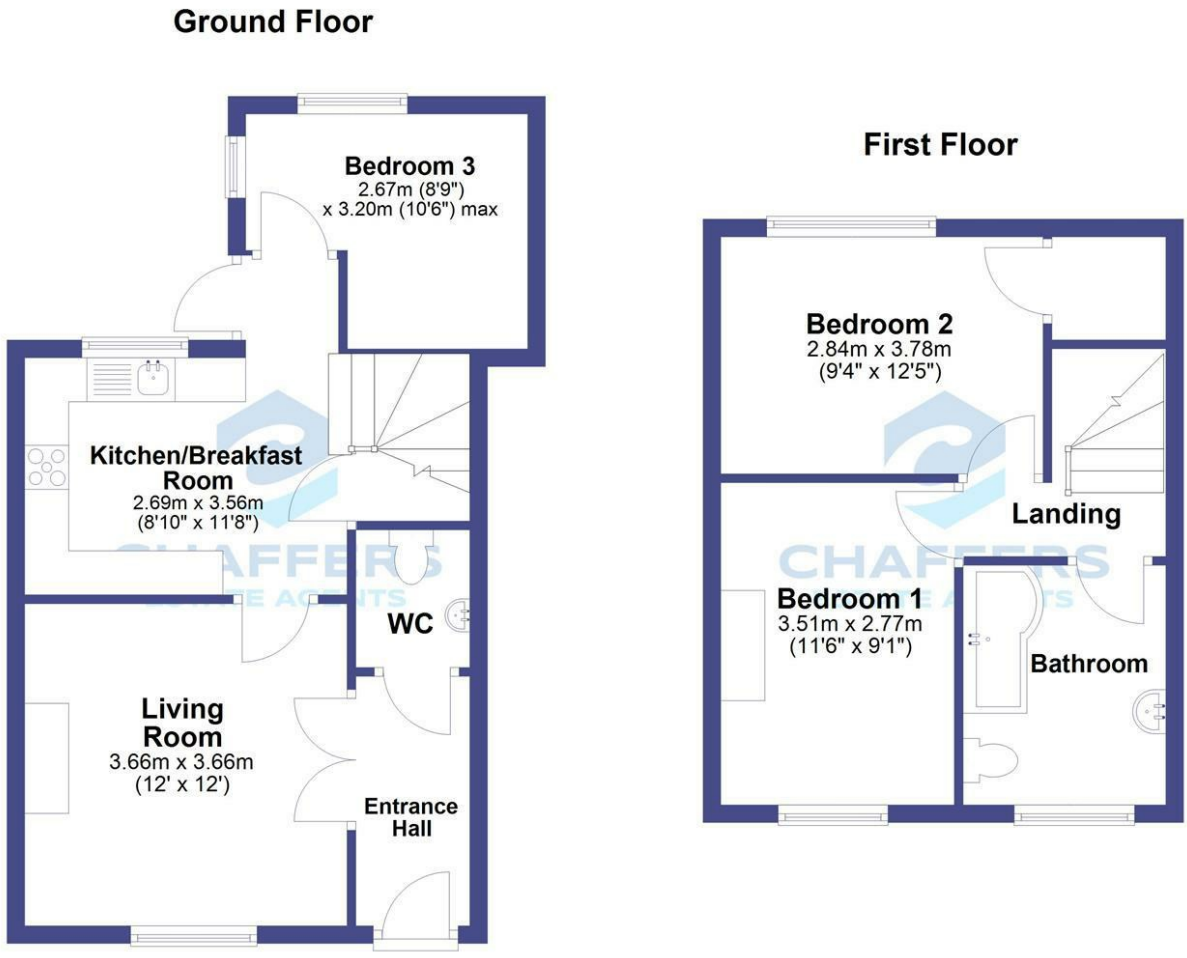
The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as 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, Electricity & Drainage.
Council Authority: Somerset Council ~ Council Tax Band: B
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: E

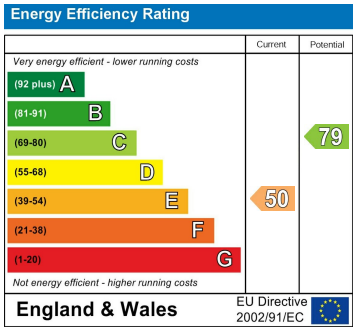
Directions

Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 99.5 sq. metres (1070.8 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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