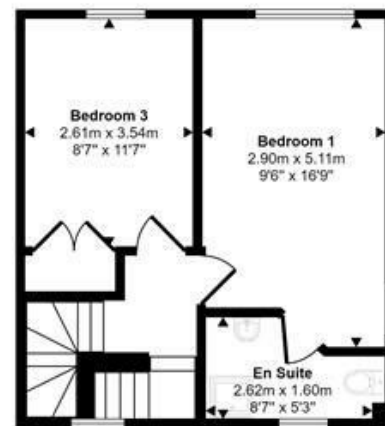
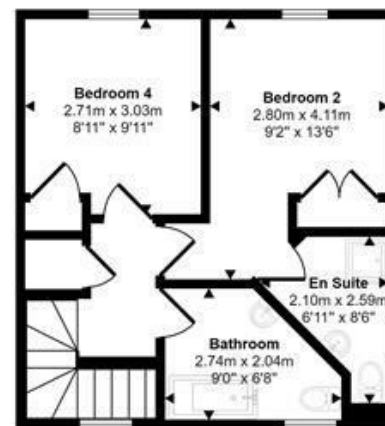




Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 35 sq m / 380 sq ft



Second Floor
Approx 35 sq m / 378 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	73	
(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	



Church Walk Wincanton

Asking Price
£325,000

A beautifully and immaculately presented end of terrace, double fronted Georgian style townhouse with four double sized bedrooms, two with en-suite shower rooms and ideally placed within reach of all the town's amenities. The property is situated in the popular Somerset town of Wincanton and just a short walk to the primary school. The town offers good shopping facilities from major supermarkets such as Lidl and Morrisons to many independent shops, including a butcher, bakers and jewellers. There are many choices of takeaway outlets, public houses, schools catering for all ages and doctors surgery. The property is about eighteen years old and has been a very much loved and enjoyed home to our sellers for the last eight years. During this time it has been exceedingly well cared for and in recent years has benefitted from some updating, which included a new central heating boiler, all new carpets and vinyl flooring being laid within the last eighteen months, the kitchen has been updated with stylish range of new Wickes kitchen units with soft closing handleless doors, compact laminate work surfaces and acrylic splash back as well as having all integrated appliances. This wonderful home enjoys a bright interior with well proportioned rooms and an easy to use layout. Viewing is essential to truly appreciate this home and how it would meet many buyers' needs. An early viewing is urged to avoid missing out on the chance to be the next owner.

The accommodation is arranged over three floors with a welcoming and roomy entrance hall on the ground floor, as well as a bright and well proportioned sitting/dining room, kitchen with integrated appliances plus a cloakroom. On the first floor there is the main bedroom with en-suite shower room and a further double bedroom. On the second floor there are two double bedrooms, one with an en-suite and the family bathroom. Outside there is an easy to maintain garden with sheds plus an allocated parking space.



ACCOMMODATION

Ground Floor

Entrance Hall

Georgian style panelled front door with inset glass panes and peephole opens into a room and welcoming entrance hall. Recessed ceiling lights. Smoke detector. Coved. Radiator. Telephone point. Wood effect vinyl flooring. Stairs rising to the first floor with large storage cupboard under and doors to the cloakroom, kitchen and opening to the:-

Sitting/Dining Room

Boasting a double aspect with windows to the side and rear plus double doors opening out to the rear garden. Ceiling lights. Coved. Part wood panelled wall. Radiator. Power, telephone and television points. Wood effect vinyl flooring.

Kitchen

Window to the front aspect. Recessed pelmet lighting and plinth lights. Wall cupboard housing the gas fired central heating boiler. Fitted with a range of stylish, contemporary handless soft closing kitchen units consisting of floor cupboards with corner carousels, separate drawer unit with cutlery and deep pan drawers plus eye level cupboards with counter lighting under. Good amount of compact laminate work surface with pop up electric plugs, acrylic splash back and inset stainless steel sink with mono tap. Built in electric oven with combination above. Integrated fridge/freezer, washing machine and dishwasher. Induction hob with acrylic splash back and extractor hood above. Wood effect vinyl flooring.

Cloakroom

Ceiling light. Extractor fan. Coved. Radiator. Fitted with a vanity wash hand basin, laminate splash back and shelf above plus a low level WC. Wood effect vinyl flooring.

First Floor

Landing

Stairs rise and curve up to the first floor with window to the front aspect at ground floor and first floor levels. Recessed ceiling lights. Smoke detector. Coved. Power points. Stairs rising to the second floor and doors to the third bedroom and to:-

Bedroom One

Window to the side aspect and large bow window to the rear. Recessed ceiling lights. Coved. Radiator. Power and television points. Door to the:-

En-Suite Shower Room

Window to the front aspect. Recessed ceiling lights. Extractor fan. Coved. Heated towel rail. Fitted with a modern suite consisting of low level WC with dual flush facility, corner shower cubicle with mains shower and sliding doors and pedestal wash hand basin with mono tap, tiled splash back and shaver light/point above. Wood effect vinyl flooring.

Bedroom Three

Window overlooking the rear garden. Ceiling light. Coved. Wall shelves. Radiator. Power, telephone and television points. Built in double wardrobe with hanging rail and shelf.

Second Floor

Landing

Stairs rise and curve up to a galleried landing with window to the front. Recessed ceiling lights. Smoke detector. Access to the part boarded loft space with light. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Doors to the bathroom, bedroom four and to:-

Bedroom Two

Window with outlook to the rear. Ceiling light. Radiator. Power, telephone and television points. Fitted wardrobes with hanging rails and shelves. Door to the:-

En-Suite Shower Room

Obscured glazed window to the side elevation. Recessed ceiling lights. Extractor fan. Heated towel rail. Fitted with a modern suite consisting of low level WC with dual flush facility, corner shower cubicle with mains shower and sliding doors and pedestal wash hand basin with mono tap, tiled splash back and shaver light/point above. Wood effect vinyl flooring.

Bedroom Four

Window to the rear aspect. Ceiling light. Radiator. Power, telephone and television points. Built in wardrobe with hanging rail and shelf.

Family Bathroom

Obscured glazed window to the front elevation. Recessed ceiling lights. Extractor fan. Heated towel rail. Fitted with a modern suite consisting of pedestal wash hand basin with tiled splash back and shaver light/point above, low level WC with dual flush facility and 'P' shaped bath with full height tiling to the surrounding walls, main shower over and screen. Wood effect vinyl flooring.

Outside

Parking and Garden

The rear garden has been landscaped for easy maintenance and is laid to stone chippings and paved path. There are raised planters, a small shed and large shed with power. A timber gate opens to the rear. The allocated and numbered space will be found by bearing to the right as entering the close and is the one next to the furthest garage.

Useful Information

Energy Efficiency Rating C

Council Tax Band D

uPVC Double Glazing - Windows with an attractive Georgian style bar

Gas Fired Central Heating - New

Mains Drainage

Freehold

Directions

From Gillingham

Head out of Gillingham on the Wyke Road in the direction of Wincanton. Join the A303 towards Exeter and Wincanton. Come off at the next junction and follow signs for the town centre - passing Morrisons and Lidl's on your right hand side. At the mini roundabout take the first exit onto the one way system. The property will be found on the right hand side on the corner of the entrance to Church Walk. Postcode BA9 9FG



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.