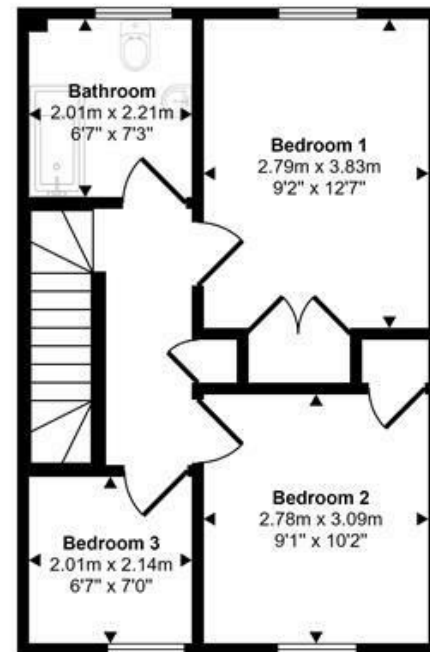


Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 39 sq m / 415 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		
(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	

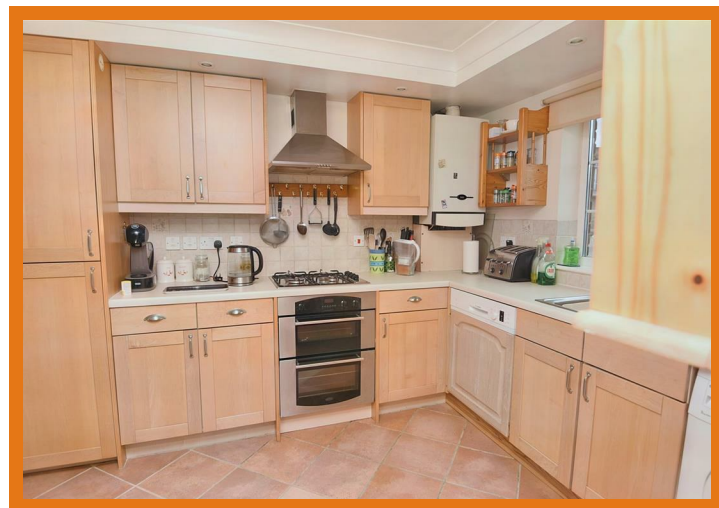


Moor Lane
Wincanton

Guide Price
£260,000

A delightful, well maintained end of terrace home offering good sized accommodation with three bedrooms, parking and enjoying a great location within easy reach of all the town's amenities. The property is situated in the popular Somerset town of Wincanton, which provides excellent facilities with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The property is about twenty two years old and has been a very much loved and enjoyed home to our seller for the last eighteen years. During this time it has been extremely well cared for and is presented for sale in very good order with the option to update and decorate to one's own taste and style. This lovely home will go a long way to satisfy many potential buyers' needs. It would make an ideal first time buy, first time family home or even as a downsize in one's leisure years as well as a wonderful investment for the rental market or as a holiday home. A viewing is essential to really appreciate the well proportioned rooms, the layout and the location. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.

The front door opens into an inviting entrance hall with doors to the cloakroom, kitchen, which is fitted with plenty of storage cupboards and some built in appliances and to the good sized combined sitting and dining room. On the first floor there is the family bathroom plus two double bedrooms and a good sized single bedroom. Outside there is an enclosed easy to maintain garden with large timber shed and gate leading out to the allocated parking. DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

Composite front door with diamond shaped pane inset opens into an inviting entrance hall. Ceiling light. Smoke detector. Coved. Radiator. Power points. Inset coir matting by the front door. Stairs rising to the first floor and white panelled doors to the cloakroom, kitchen and to the:-

Sitting/Dining Room

Window overlooking the rear garden and double doors opening out to the garden. Ceiling light. Coved. Electrical consumer unit. Two radiators. Power and television points. Access to the large understairs storage cupboard. Double paned glass doors to the:-

Kitchen

Window with outlook to the front. Recessed ceiling lights. Wall mounted combination gas fired central heating boiler. Radiator. Power points. Fitted with a range of wood grain effect kitchen units consisting of floor cupboards with drawers, tall cupboard fitted with shelves and eye level cupboards and cabinet with shelf beneath. Good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated dishwasher. Space and plumbing for a washing machine. Space for a fridge/freezer. Built in double electric oven and gas hob with extractor hood above. Tiled floor.

Cloakroom

Obscured glazed window to the front elevation. Ceiling light. Coved. Radiator. Fitted with a low level WC with dual flush facility and pedestal wash hand basin with mixer tap and tiled splash back.

First Floor

Landing

Stairs rise to the galleried landing. Ceiling light. Smoke detector. Power point. Linen cupboard fitted with shelves. White panelled doors to all rooms.

Bedroom One

Window with outlook over the rear garden. Ceiling light. Radiator. Power and television points. Built in double wardrobe with hanging rail and shelf.

Bedroom Two

Window to the front aspect. Ceiling light. Radiator. Power and television points. Storage cupboard.

Bedroom Three

Window to the front aspect. Ceiling light. Radiator. Power points. Wall mounted display shelves with hanging rail under.

Bathroom

Obscured glazed window to the rear elevation. Recessed ceiling lights. Extractor fan. Heated towel rail. Fitted with a suite consisting of pedestal wash hand basin with mixer tap, tiled splash back and shaver light and point above, low level WC with dual flush facility and 'P' shaped bath with corner mixer tap, mains shower over plus full height tiling to the surrounding walls and screen.

Outside

Parking and Garden

There is an allocated parking space to the rear of the property where there is also a timber gate that opens to the rear garden. This is of a manageable size and is partly laid to paving stone and lawn that is bordered by shrub and flower beds. There is also a large timber shed. To the side of the house there is a gravelled area with gate leading to the front of the property. The frontage provides space for pot plant display and is enclosed by a low stone wall with path from the pavement leading to the storm canopy.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazed
Gas Fired Central Heating from a Combination Boiler
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. The property will be found on the right hand side, just before the mini roundabout. For the rear access take the third turning into Moor Lane and first right into Fire House Mews. The parking is located on the right hand side. Postcode BA9 9EH

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.