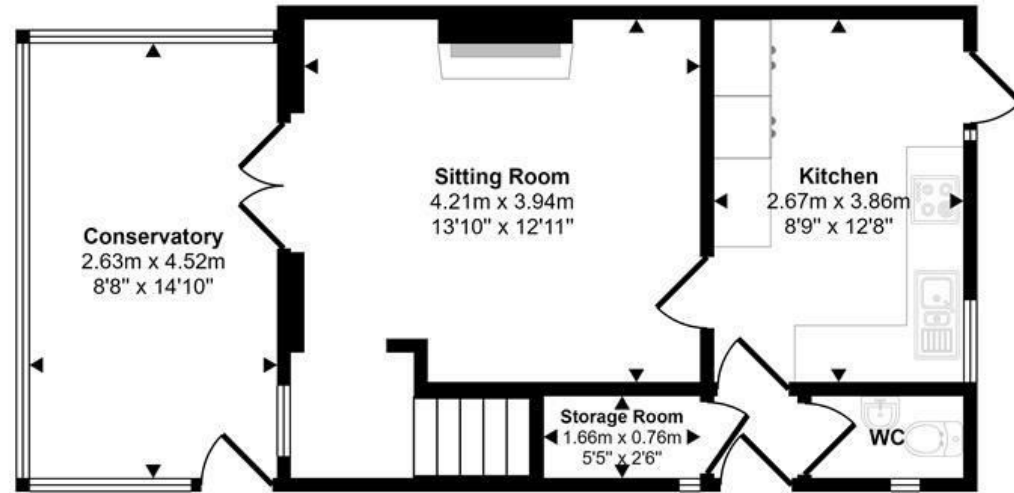
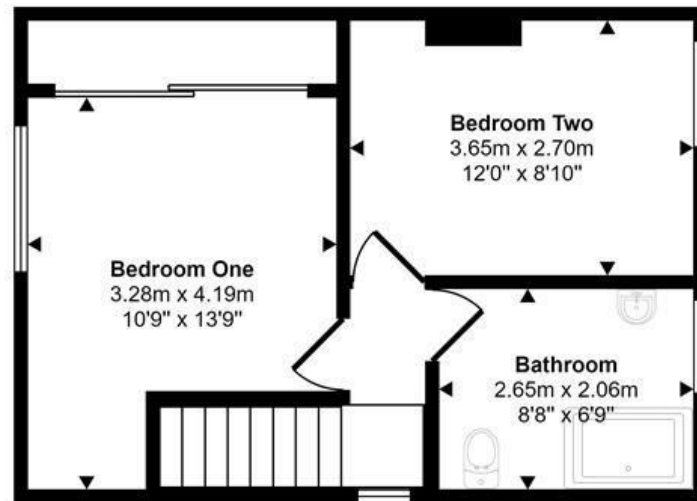


Approx Gross Internal Area
82 sq m / 884 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft



First Floor
Approx 35 sq m / 377 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.



Vale View Bayford

Asking Price
£320,000

Boasting a tranquil lane side position, is this delightful well presented semi detached home with two double bedrooms, countryside views and situated on the fringe of the popular Somerset town of Wincanton. The property offers a blend of countryside living with the town being a short drive away. Wincanton provides an excellent range of facilities, including supermarkets, independent shops from butcher and bakers to jewellers and a good choice of entertainment venues. There are schools catering for all age groups, vets plus a health centre and leisure centre. Not far away are the popular attractions of the racecourse, Stourhead Estate and the Hauser Gallery in Bruton, where there is also a train station.

The property is perfect for those seeking a stylish yet comfortable home whether it is for bringing up a family or as a downsize in your leisure years. The property has two good sized reception rooms with ample space for family and guests to relax in with an open fire in the sitting room, which is perfect for those chilly winter nights and the conservatory makes an ideal dining room with a view over the attractive garden. The garden provides a wonderful haven for relaxing and pottering around with plenty of space for children and pets to play safely. In addition, there is generous parking on the drive plus the advantage of a garage for parking or storage.

With its semi rural position, the property is close to fabulous walks that are perfect for dog owners or families looking to explore the great outdoors and nature together.

Book a viewing now - this could be the home you have been searching for.

Restways
High Street
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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



The Property

Accommodation

Inside

Ground Floor
Upon entering the property via the conservatory there are doors leading to the sitting room and kitchen, as well as stairs rising to the bedrooms. The conservatory is a good size and is currently being used as a dining room. The sitting room is cosy and has a feature fireplace. The kitchen has a good amount of eye and floor level cupboards. There is a gas hob, oven and extractor fan, as well as an integrated fridge/freezer and space for white goods. There is a WC with a wash hand basin and low level WC, as well as a storage cupboard.

First Floor

Stairs rise to the landing with doors to the two bedrooms and bathroom. Bedroom one is a good sized

double with built in wardrobes and views of the countryside. Bedroom two is also a good sized double with views over the garden. The bathroom is modern with a new walk in shower, vanity style wash hand basin and low level WC. There is access to the loft via the landing.

Outside

Garage and Parking
There is parking on the driveway for three to four cars, as well as a single garage which has power.

Garden

The garden enjoys a sunny and private aspect. Upon stepping out the back door there is a good sized sun terrace and the rest is laid to lawn with mature shrubs and trees surrounding the border.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
UPVC Double Glazing

Oil Fired Central Heating - Combo Boiler
Freehold
Mains Drainage
No Onward Chain

Directions

From the Gillingham Office

Head out of Gillingham on the Wyke Road in the direction of Wincanton. Follow the road and turn left before the A303 and then turn left following the road up Bayford Lane. Turn left into Stoke Lane and the property will be found a short distance down on the left hand side. BA9 9NZ

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.