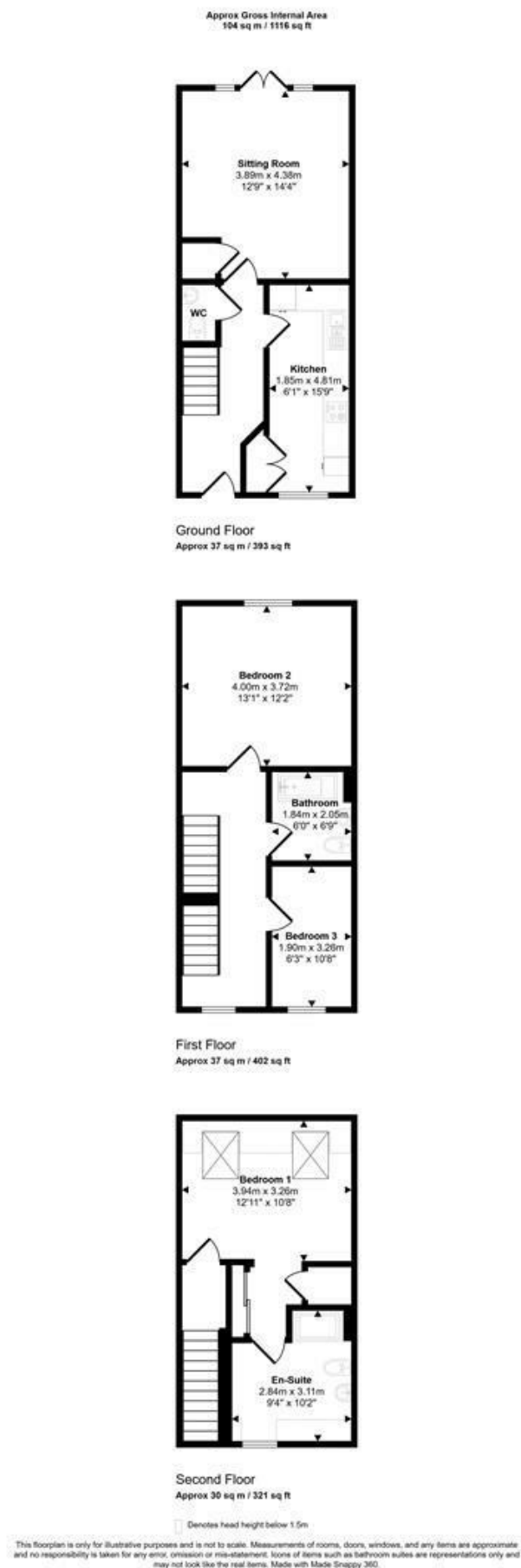
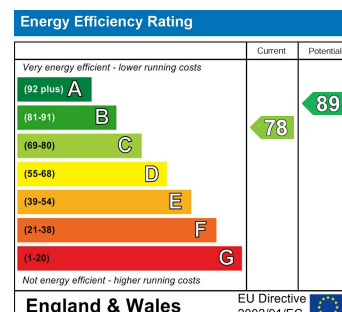




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Peach Pie Street Wincanton

Offers In Excess Of
£250,000

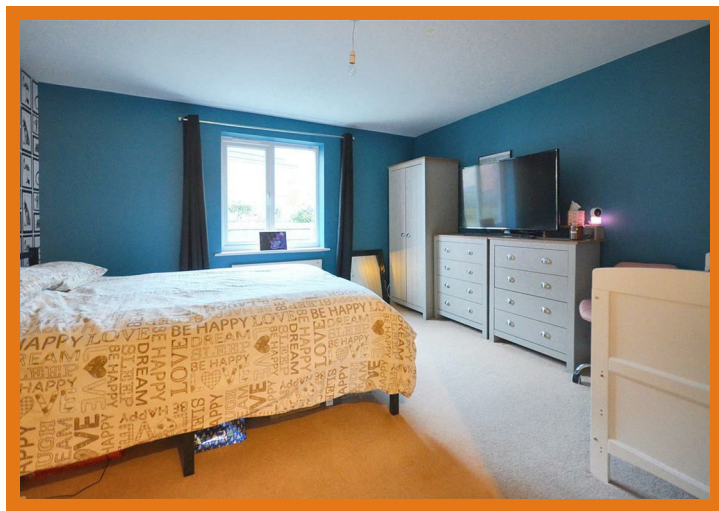
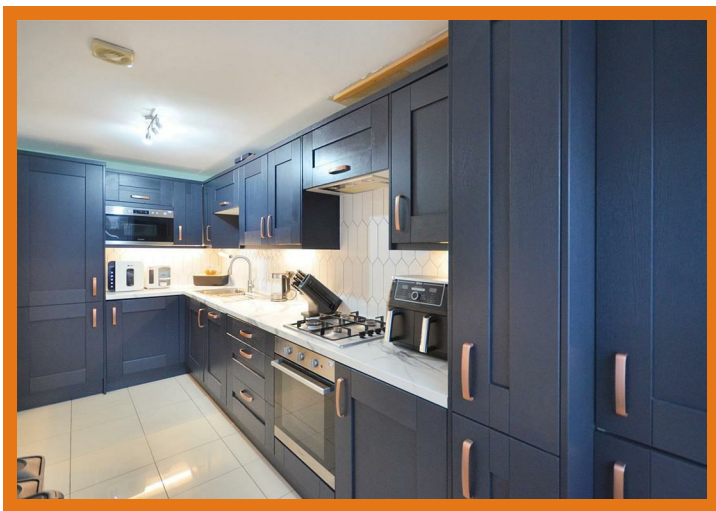
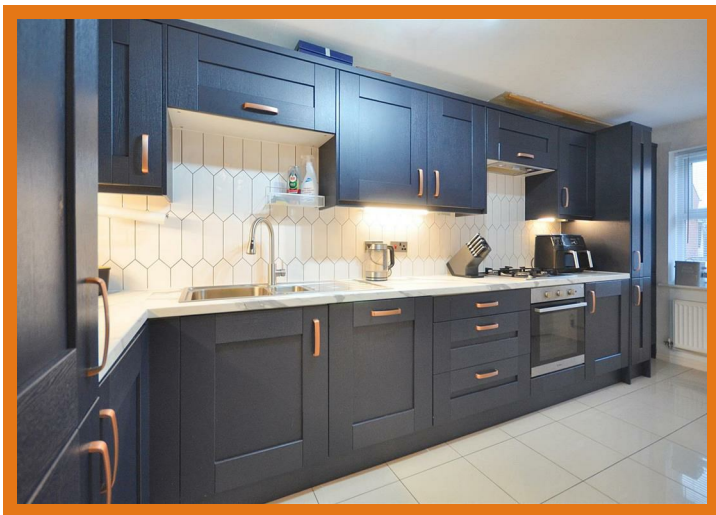
An excellent opportunity for first time buyers or those looking for a first time family home to purchase a well proportioned attached town house with three generously sized bedrooms and situated in a popular residential area of the town within easy reach of amenities and the countryside. The property is located in the delightful Somerset town of Wincanton, which offers a a selection of independent shops and chain stores, a variety of entertainment venues and primary school. The leisure centre, supermarkets and high school are a short drive away.

The property is about fifteen years old and has been the much cherished and enjoyed home of our sellers for the last five and a half years. During this time it has been extremely well maintained and has recently had stylish new kitchen units fitted and a new combination boiler. The property offers comfortable living space with a good sized sitting room with ample room for a dining table and chairs and is perfect for entertaining friends or a quiet time with family. For convenience, there is the family bathroom plus an en-suite shower room.

Outside, there is an easy to maintain outdoor space that is ideal for enjoying sunny days or hosting a barbecue for family and friends and there is drive way parking for one car plus a large garage that provides parking and extra storage or potential for a workshop.

With the opportunity to add your own personal touch, this property is a blank canvas waiting for you to make it your own. Don't miss the chance to view this lovely home that perfectly balances modern living with comfort and practicality. Certainly a home that will satisfy many purchasers' needs.

A well proportioned town house with a welcoming entrance hall on the ground floor, good sized sitting/dining room with access out to the garden and a well planned kitchen, fitted with a range of modern stylish units and appliances. There is also a WC. On the first floor there is the main bathroom plus two good sized bedrooms. On the second floor there is the main bedroom with built in wardrobes and an en-suite shower room. Outside, there is parking in front of the drive plus an enclosed rear garden.



The Property

Accommodation

Inside

Ground Floor

A panelled door with peephole opens into a good sized and welcoming entrance hall with an attractive and practical tiled floor. There are white panelled doors to the cloakroom, kitchen and sitting/dining room. Stairs rise to the first floor. There is a large combined sitting room with plenty of space for a dining table and chairs plus there is a large storage cupboard. Double doors with full height windows allow ample light into the room and provides access to the rear garden.

The kitchen looks out to the front and benefits a stylish and contemporary range of units consisting of pull out larder rack, floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with a tiled splash back and one and half bowl stainless steel sink and drainer with a swan neck mixer tap. There is a built in electric oven and gas hob with an extractor hood above, integrated fridge/freezer and separate freezer plus a dishwasher and microwave. There is also

a cupboard housing the wall mounted combination central heating boiler and a double sized larder cupboard fitted with shelves. The floor is laid to a stylish and practical tile.

Also on the ground floor is a useful cloakroom with WC, pedestal wash hand basin, partly tiled walls and tiled floor.

First Floor

Stairs rise to a galleried landing with window to the front and white panelled doors to bedrooms two and three plus the bathroom. The bathroom is fitted with a bath with main shower over plus full height tiling to the surrounding walls, pedestal wash hand basin and low level WC. The walls are partly tiled and for practicality the floor is laid to vinyl. Bedroom three is a good sized single bedroom and currently is used as a laundry room with space and plumbing for a washing machine and for a tumble dryer. Bedroom two is a super large double and overlooks the rear garden.

Second Floor

On this floor there is a double bedroom with two skylights to the rear aspect and built in wardrobes. It also benefits from a large en-suite shower room with plenty of space to add a bath if required.

Outside

Parking and Garage

To the side of the house there is parking for one car on the drive, which leads up to the garage. This has an up and over door and is substantially larger than an average garage. It is on a 999 year lease with a peppercorn ground rent. It measures 5.94 m x 3.89 m/19'6" x 12'9".

Garden

The rear garden is of a manageable size and fully enclosed with a personal gate to the rear. Immediately to the back of the house there is a paved seating area with outside tap and curving path that leads to the gate. To either side of the path there are areas laid to artificial grass.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing Throughout
Gas Fired Central Heating from a Combination Boiler (Recently renewed)
Mains Drainage
Freehold

Directions

From Gillingham
BA9 9FN

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