



FOREST MARBLE
PROPERTY SALES & LETTINGS

Common Road
Wincanton, BA9 9HX

£310,000



Interact with the virtual reality tour and then call Forest Marble 24/7 to book your viewing on this beautifully extended four bedroom family home in the Somerset town of Wincanton. Set just a quick stroll from the town centre and sat on a generous corner plot. Offering an over sized kitchen / diner, two reception rooms, utility and cloakroom on the ground floor. Upstairs you will find four bedrooms, dressing area, bathroom and en-suite. To interact with the virtual tour follow this link:

<https://www.forestmarble.uk/CommonRoad.html>



Large Kitchen / Diner

Two Reception Rooms

En-suite

Generous Plot

Four Bedrooms

Close to Town Centre

4 Harris Close Ellworthy Park, Frome, BA11 5JY
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www.forestmarble.co.uk

SITUATION

The property is situated on a pleasant residential road only a few minutes from the centre of the market town of Wincanton. Wincanton is a small town in South Somerset, yet has an excellent range of local shopping including a supermarket, business facilities and sports centre. The school is only a few minutes walk away from the property. There is excellent access close by to the A303 London and Exeter, A37 to the historic cities of Bath and Bristol and motorway connections making the south west easily accessible. The Intercity mainline station at Castle Cary goes to London/Paddington and to Waterloo from Templecombe or Gillingham.

ACCOMMODATION

Entrance Hall 13' 3" (max) x 7' 0" (4.04m x 2.13m)

A warm welcome to the property with tiled floor to the entrance door and then onto carpet. Doors to downstairs reception rooms and utility. Plenty of space to kick off your shoes and hang your coats.

Kitchen / Diner 19' 8" x 18' 7" (5.99m x 5.66m)

The property has been extended to provide this large area for the family to enjoy together. With plenty of options on offer with how to best layout. The kitchen itself is comprised of a range of wall and floor units with granite effect work surface over with inset sink drainer and tiling to the splash backs. Freestanding Country Chef cooker with stainless steel cooker hood over and space for fridge freezer and dishwasher. Tiled flooring throughout and lots of light coming through the tri aspect windows.

Utility Room 9' 11" (max) x 8' 6" (3.02m x 2.59m)

Perfect for the largest of families with a range of wall and floor units with granite effect work surface over with inset stainless steel drink drainer. Space for washing machine and condensing tumble drier. Wall mounted gas boiler and door to outside.

Cloakroom 3' 6" x 2' 10" (1.07m x 0.86m)

Set under the stairs from the utility room. Comprised of a low level wc and set on a tiled floor.

Lounge 13' 3" (max) x 12' 5" (4.04m x 3.78m)

Sat to the rear of the property and enjoying sliding door out onto the covered decking in the rear garden. The fireplace with marble surround creates the focal point for the room, currently fitted with an electric fireplace. Recessed shelving to the side of the fireplace.



Front Reception 12' 3" (into bay) x 12' 6" (3.73m x 3.81m)

Everyone loves a bay fronted room and this multi use room does not disappoint. The old fireplace creates the focal point with shelving in the recess. Currently being used as a play room and allows for a plethora of uses.

First Floor Landing 8' 8" x 6' 1" (2.64m x 1.85m)

Sat in the heart of the upper floor and giving access to all bedrooms and family bathroom. Access to the loft and the airing cupboard.

Bedroom 1 16' 4" (max) x 14' 0" (4.97m x 4.26m)

Part of the extension has created this stunning master suite with en-suite and dressing area. Veluxe windows to the front and rear let in lots of natural light each also enjoying window seats so you can sit and relax in style.

Dressing Area 9' 11" x 4' 3" (3.02m x 1.29m)

Walk through from the master bedroom and currently decked out with a mix of hanging rails and storage solutions. Plenty of room for the biggest of clothing collections.

En-suite 6' 0" x 10' 6" (max) (1.83m x 3.20m)

Fitted with a S shaped shower which gives you a separate area to dry off, low level wc and wash hand basin set into the eaves. White towel radiator.

Bedroom 2 11' 6" x 13' 5" (max) (3.50m x 4.09m)

Sat to the rear of the property and enjoying views over the garden. Plenty of space on offer for a mix of bedroom furniture.

Bedroom 3 11' 11" x 13' 5" (max) (3.63m x 4.09m)

Another great sized double room and enjoying views over the front of the property. Lots of space for a range of bedroom furniture.

Bedroom 4 8' 9" x 8' 1" (max) (2.66m x 2.46m)

The last of the bedrooms is currently being used as a study and will be just at home as a bedroom or work at home office. Storage cupboard over the stair threshold.

Family Bathroom 5' 6" x 8' 8" (1.68m x 2.64m)

Sat to the back of the property and of a good size and thus has a separate bath and shower. The panelled bath has mixer taps and hand held shower piece. The curved corner shower is a great addition to those who don't like to soak in the bath! Low level wc and wash hand basin. Mosaic tiling to the splash backs.

Front Garden

The property is approached via a wooden gate and leading down to the front door and set behind wood panelled fencing, you will find an area of grass to one side and a large low maintenance gravelled area to the other side. Gates can be found to the side of the property leading through to the rear garden.

Rear Garden

The rear garden is mainly laid to grass with a covered decking area to one side. Simplistically laid out and providing a blank canvass for any would be gardeners.

Parking

The property currently does not have any off road parking. The current owners currently rent parking to the side of the house from Yarlinton Homes for £50 per annum. Having such a large frontage, buyers may want to make their own enquiries into dropping the curb to create off road parking in front of the house.

DIRECTIONS

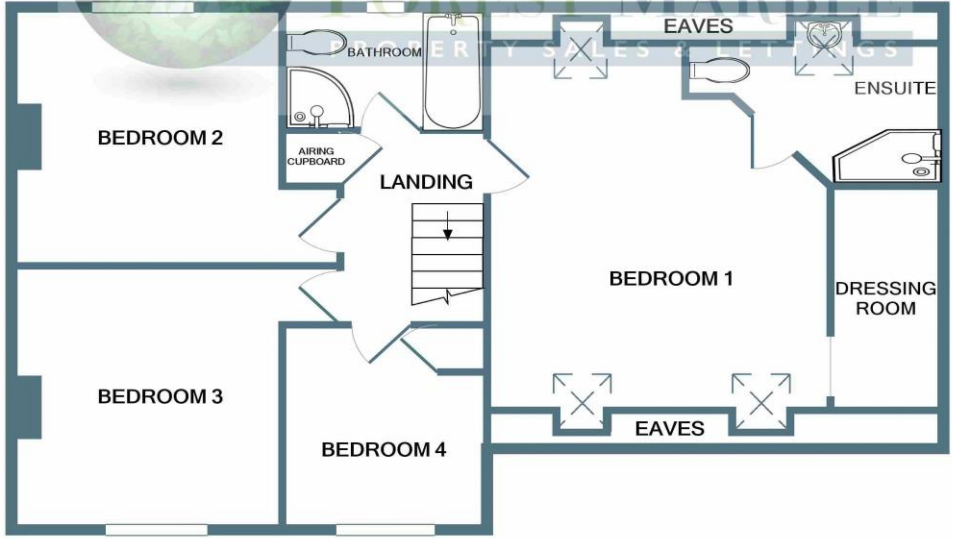
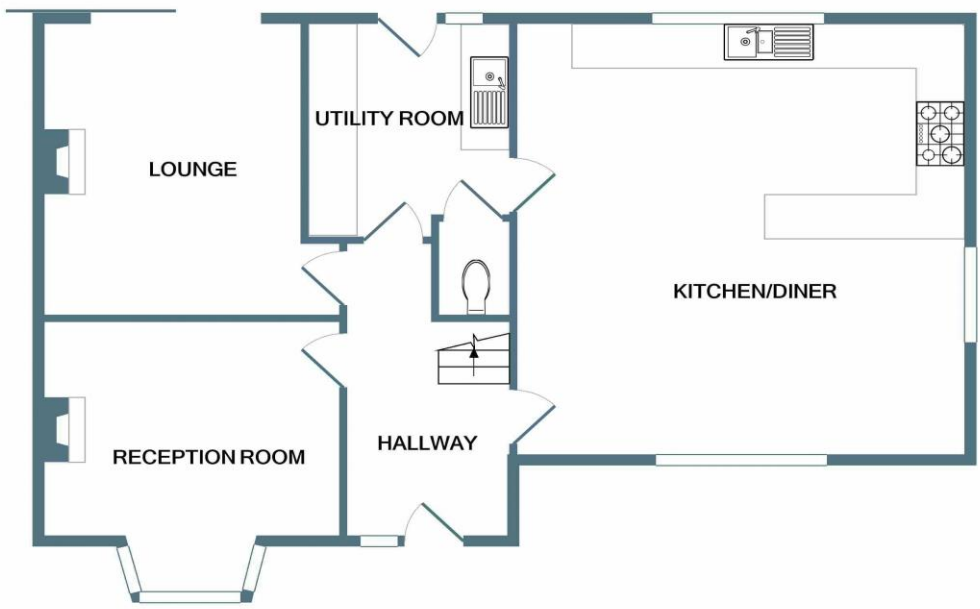
Coming from the A303 take the 3rd exit off the roundabout and head towards the town centre along the B3081. Follow the one way system and straight on to the main high street. Turn right onto Common Road and the property will be found on your right hand side.

AGENTS NOTE

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you want to speak to us), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Gillingham, Wincanton, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (152.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		76	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	