



Rickhayes, Wincanton

£375,000

Council Tax Band B Tax Price £1,896.70 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of this fantastic spacious four bedroom family home with accommodation over three storeys. The home offers a good size entrance porch, fitted kitchen, two reception rooms, large utility and cloakroom. The first floor has three well proportioned bedrooms and family bathroom whilst a further bedroom is accessed via its own enclosed staircase to the second floor. Externally the property boasts an extensive and mature landscaped garden with generous driveway parking to the front, whilst to the rear of the plot the garden backs onto a green park that is great for dog walking or recreation. This property is offered for sale with current tenants in situ so may only be suitable for investment buyers. To view the virtual tour follow this link:

[Click Here](#)

Situation

The property is situated on a pleasant residential cul-de-sac only a few minutes from the centre of the market town of Wincanton and is set amongst other similar style homes. 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.

Key Features

- Spacious Four Bedroom Family Home
- Two Reception Rooms
- Tenants in Situ
- Utility and Ground Floor W.C.
- Extensive Landscaped garden
- Generous Driveway Parking



Rooms

Porch

8'10" x 6'3" (2.69m x 1.91m)

Kitchen

6'6" x 15'7" (1.98m x 4.75m)

Dining Room

10'11" x 10'1" (3.33m x 3.07m)

Living Room

13'8" x 12'3" (4.17m x 3.73m)

Utility Room

11'9" x 8'11" (3.58m x 2.72m)

Sun Room

9'8" x 7'9" (2.95m x 2.36m)

Hallway

9'3" x 6'6" (2.82m x 1.98m)

W.C.

2'11" x 7'0" (0.89m x 2.13m)

First Floor Landing

10'11" x 6'1" (3.33m x 1.85m)

Bedroom One

12'9" x 9'2" (3.89m x 2.80m)

Bedroom Two

10'10" x 10'1" (3.30m x 3.07m)

Bedroom Three

6'7" x 9'9" (2.01m x 2.97m)

Bathroom

5'5" x 9'2" (1.65m x 2.80m)

Bedroom Four (Loft Level)

15'9" x 10'8" (4.80m x 3.25m)

Driveway Parking

To the front of the home is plenty of driveway parking for multiple vehicles.

Directions

Heading from Frome following the A359 via Wanstrow, continue into Bruton along Cuckoo Hill, continue along the A359 to the split road and bare left onto the B3081 through Redlynch. From Old Hill (B3081) turn onto Shadwell Lane, then Right onto West Hill, take the second left onto Rickhayes, then left again and the home is on the right hand side.

Agents Notice

This property is offered for sale with current tenants in situ so may only be suitable for investment buyers. Additional material information is available at request from the agent. 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 are free to talk), 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, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





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