



Connells

Elm Drive
Wincanton

Elm Drive
Wincanton BA9 9EZ

for sale offers in excess of
£300,000



Property Description

With two years left on the NHBC warranty this three bedroom detached house is one not to be missed in the town of Wincanton. Downstairs cloakroom, lounge, kitchen and conservatory on the ground floor. Three bedrooms with ensuite to the master bedroom and family bathroom on the first floor. With garden to the rear this perfect family home is not to be missed.

Entrance Hall

Double glazed window to the front, under stairs cupboard, electricity consumer unit and a radiator.

Cloakroom

WC, wash hand basin, tiling to splash prone areas, extractor fan and a radiator.

Lounge

15' 11" x 11' 6" (4.85m x 3.51m)

Double glazed window to the side, television aerial socket and a USB socket.

Kitchen

14' 4" x 9' (4.37m x 2.74m)

Double glazed windows to the front and side, fitted kitchen with wall and base units, electric oven and hob, cooker hood, stainless steel sink and drainer, space for a fridge/freezer, plumbing for a washing machine and dishwasher, television aerial socket, telephone point and a radiator.

Conservatory

9' 2" x 8' 9" (2.79m x 2.67m)

UPVC on a stone base and an electric heater.

Landing

Radiator and the airing cupboard housing the central heating boiler.

Bedroom One

12' 9" x 8' 7" (3.89m x 2.62m)

Double glazed window to the side, television aerial socket, radiator and USB sockets.

Ensuite

8' 7" x 2' 10" (2.62m x 0.86m)

Shower cubicle, WC, wash hand basin with a vanity unit and an extractor fan.

Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to the side, radiator and access to the loft.

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

Double glazed window to the side and a radiator.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Double glazed window to the front, bath with centre taps, WC, wash hand basin with vanity unit, heated towel rail, extractor fan and a shaver point.

Rear Garden

To the rear the garden has been landscaped to include and decked seating area, section laid to astro turf with a plum slate gravel surround, barbecue area, timber shed, outside power, outside tap and access to the front via the side of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: C

view this property online connells.co.uk/Property/SHR305869

Tenure: Freehold



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