



**Connells**

Blackmore Chase  
Wincanton



### Property Description

Nestled in the town of Wincanton, this delightful 3 Bedroom detached property offers a perfect blend of comfort and convenience.

Upon entering, you're greeted by a welcoming cloakroom featuring a WC, wash hand basin and vinyl flooring, ideal for guests and everyday use. The lounge exudes a cosy gas fireplace, creating an inviting ambiance for relaxing evenings. Adjacent, the kitchen is equipped with both wall and base units, along with under stairs storage, ensuring ample space for all your culinary needs. A spacious dining room beckons, providing seamless access to the kitchen, lounge and the bright conservatory adorned with surrounding double glazed windows, inviting an abundance of natural light into the space.

Ascending to the first floor, a well-appointed landing offers access to the loft, providing potential for further expansion. Bedroom 1 presents an exciting opportunity with an empty room, with the scope of being an en suite bathroom, allowing for personalised comfort and luxury. Bedrooms 2 and 3 offer peaceful retreats, with bedroom 3 featuring a built in storage cupboard for added convenience. In the bathroom you'll find a bath with an overhead shower.

Outside, the front garden welcomes you with off-road parking and a powered car port, ensuring hassle-free parking for your vehicles. Meanwhile, the rear garden transitions from a charming patio to lush lawn, offering a serene outdoor space for relaxation and entertainment, with convenient access to the garage.

### **Entrance Hall**

The entrance into the property has a door to the front with two double glazed glass panels, a telephone point, a radiator, fuse box and a smoke alarm.

### **Cloakroom**

The cloakroom has a double glazed, frosted window to the front of the property. It has a WC, a wash hand basin with splash back tiles, a heated rail and vinyl flooring

### **Lounge**

13' 4" x 11' 6" ( 4.06m x 3.51m )

The lounge has three double glazed windows to the front of the property and a door to the rear garden with double glazed glass panels. It has a gas fireplace and a radiator.

### **Kitchen**

10' max x 12' 9" ( 3.05m max x 3.89m )

The part tiled kitchen has a double glazed window to the rear garden. It has a double glazed door to the side of the property and to the rear of the property. It has both wall and base units, an electric oven and a gas hob, a radiator, an under stairs storage cupboard and wooden flooring.

## Dining Room

8' 9" x 9' 10" ( 2.67m x 3.00m )

The dining room has a door to the lounge with double glazed glass panels, a door to the kitchen and double French doors to the conservatory. It has a radiator and a thermostat.

## Conservatory

9' 3" x 9' 1" ( 2.82m x 2.77m )

The conservatory has double glazed windows surrounding the room and double glazed, frosted doors to the rear garden. It has an insulated roof and electric heaters.

## First Floor

### Landing

The first floor landing has a double glazed window to the side of the property. It has an airing cupboard with a water tank, a smoke alarm and loft access.

### Bedroom 1

10' 8" max x 11' 6" ( 3.25m max x 3.51m )

The first bedroom has 3 double glazed windows to the front of the property. It has a radiator and a door to a room that has potential to become an en-suite or walk in wardrobe. This additional space includes installed electrics for lighting & ventilation along with a sun tunnel for natural light.

### Bedroom 2

8' 9" max x 11' 11" ( 2.67m max x 3.63m )

The second bedroom has three double glazed windows to the rear of the property. It has a radiator.

### Bedroom 3

8' 5" max x 7' 6" ( 2.57m max x 2.29m )

The third bedroom has two double glazed windows to the front of the property. It has a built in storage cupboard and a radiator.

### Bathroom

The bathroom has two double glazed frosted windows to the rear of the property. It has a WC, a wash hand basin with tiled splashback, a part tiled bath and overhead shower and vinyl flooring.

## Outside

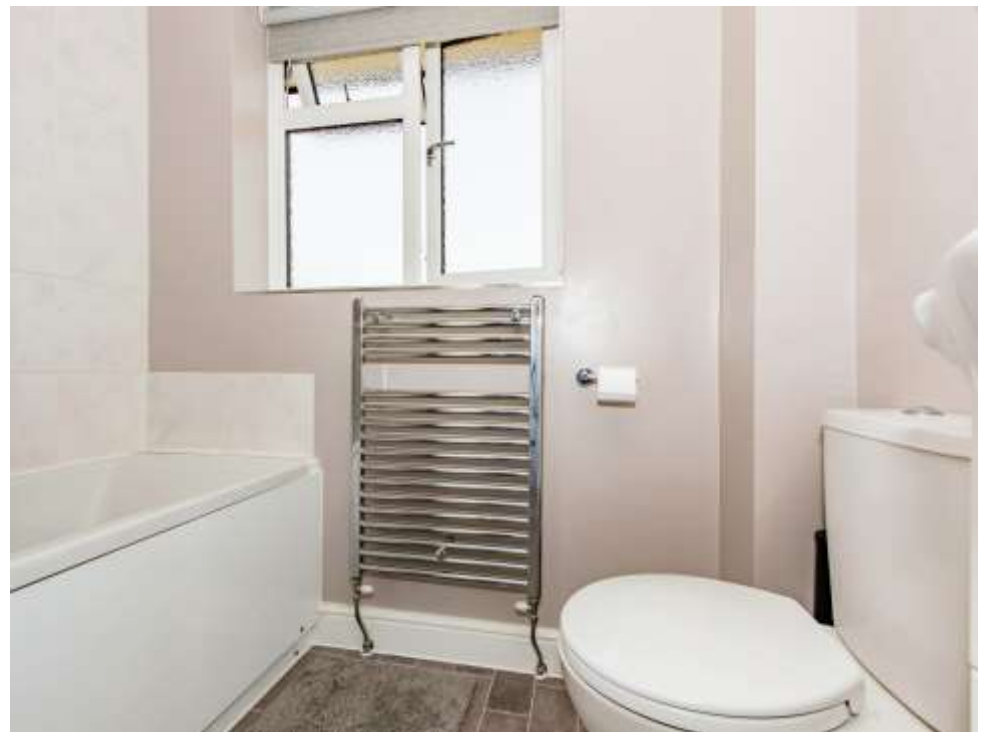
### Front Garden

The front garden has a powered car port. The drive and garage have space for 3 -4 cars. It has lawn areas and access to the rear garden from both sides of the property.

### Rear Garden

The rear garden is patio to lawn and enclosed by a fence. It has access to the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D

Tenure: Freehold

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