



Connells

Church Walk  
Wincanton





## Property Description

Welcome to this stunning end of terrace townhouse, exuding charm and character at every turn. Located in the town of Wincanton. Step inside to discover a warm and inviting living room with an electric fireplace, perfect for cozy evenings. The kitchen is complete with integrated appliances such as an integrated fridge freezer, dishwasher and an oven with an induction hob.

Upstairs, you'll find four spacious double bedrooms, each offering its own unique touches. The first bedroom boasts a bay-style window and an ensuite shower room, while the third bedroom features clever integrated storage solutions. On the second floor, bedroom two impresses with its double wardrobes and ensuite shower block, while bedroom four offers practical integrated storage.

The bathroom has a part tiled bath and overhead shower. Outside, the rear garden beckons with a paved path, gravel accents, and a handy garden shed equipped with lighting and power.

Don't miss out on this immaculate property. Phone us today!

### Entrance Hall

The entrance hall has a double glazed window to the front of the property. It has a smoke alarm, a radiator, understairs storage and vinyl flooring.

### Cloakroom

The cloakroom has a WC, a wash hand basin, a radiator, an extractor fan and vinyl flooring.

### Living Room

18' 10" x 10' 7" ( 5.74m x 3.23m )

The living room has a double glazed window to the side of the property, a window to the rear of the property and a double glazed door to the rear of the property. It has a TV point, an electric fire and vinyl flooring.

### Kitchen

9' 5" max x 7' 2" ( 2.87m max x 2.18m )

The kitchen has a double glazed window to the front of the property. It has both wall and base units which houses the gas fired central heating boiler. The kitchen has an integrated fridge freezer, dishwasher and washing machine, oven and induction hob with an extractor hood. It has vinyl flooring with floor spotlights as well as unit lights.

### First Floor

### Landing

The first floor landing has a double glazed window to the front of the property and a smoke alarm.

### **Bedroom 1**

9' 9" x 16' 10" ( 2.97m x 5.13m )

The first bedroom has a double glazed window to the side of the property. It has a bay style window to the rear, a radiator and vinyl flooring as well as a door to the ensuite.

### **En Suite**

The ensuite has a double glazed window to the front of the property. It has a WC, a wash hand basin, a shower cubicle, a shaver point, an extractor fan and a heated towel rail.

### **Bedroom 3**

11' 7" x 8' 8" ( 3.53m x 2.64m )

The third bedroom has a double glazed window to the rear of the property. It has a TV point, a radiator and an integrated cupboard.

## **Second Floor**

### **Landing**

The second floor landing has a double glazed window to the front of the property. It has a loft hatch and an airing cupboard which houses the water tank.

### **Bedroom 2**

9' 4" x 13' 3" max ( 2.84m x 4.04m max )

The second bedroom has a double glazed window to the rear of the property. It has a telephone point and a TV point, an integrated wardrobe and a door to the ensuite.

### **En Suite**

The part tiled ensuite has a double glazed frosted window to the side of the property. It has a WC, a wash hand basin, a shower block, an extractor fan, a shaver point, a heated towel rail and vinyl flooring.

### **Bedroom 4**

10' max x 9' ( 3.05m max x 2.74m )

The fourth bedroom has a double glazed window to the rear of the property. It has a telephone point, 3 TV points and an integrated storage cupboard.

### **Bathroom**

The bathroom has a double glazed, frosted window to the front of the property. It has a WC, a wash hand basin, a part tiled bath with an overhead shower, an extractor fan, a shaver point, a heated towel rail and vinyl flooring.

## **Outside**

### **Rear Garden**

The rear garden is laid to paved path and gravel. It is easy to maintain and has a garden shed with lighting and power. There is a washing line. There is rear access via a gate. The property has allocated parking.















To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/GIL305700](https://connells.co.uk/Property/GIL305700)**

Tenure: Freehold



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