





Property Description

Connells are delighted to invite you to view this marvellous 2-bedroom semi-detached property complete with a large single garage located in the town of Wincanton, Somerset. This property, tucked in the corner of a small cul-de-sac, is brilliantly presented and would be perfect as a first-time buy or as an investment property to let. The large garage available at the property summarises things beautifully as it improves the modern-day convenience that many buyers desire. This is not one to be missed.

Entrance Hall

The entrance hall contains the consumer unit, 1 radiator and an internet point.

Lounge

13' 11" max x 13' 4" max (4.24m max x 4.06m max)

The entrance hall contains 1 radiator, 2 double glazed windows to the front of the property, a TV point, an internet point, and a dimmer switch.

Kitchen/Breakfast Room

13' 10" max x 9' 9" max (4.22m max x 2.97m max)

The kitchen/breakfast room contains 1 double glazed window to the rear of the property, 1 door to the rear of the property, wall and base cabinets, an integrated gas hob, an integrated electric oven, an extractor hood, a combination boiler, space for a washing machine and fridge freezer, a sink and drainer with a tiled splashback and a radiator.

Landing

The landing contains the loft hatch, a storage cupboard, a double glazed window to the side of the property and a Hive thermostat.

Main Bedroom

13' 11" max x 9' 10" max (4.24m max x 3.00m max)

The main bedroom contains an integrated double wardrobe, a radiator, 2 double glazed bay-style windows to the front of the property, a storage cupboard, and a TV point.

Bedroom 2

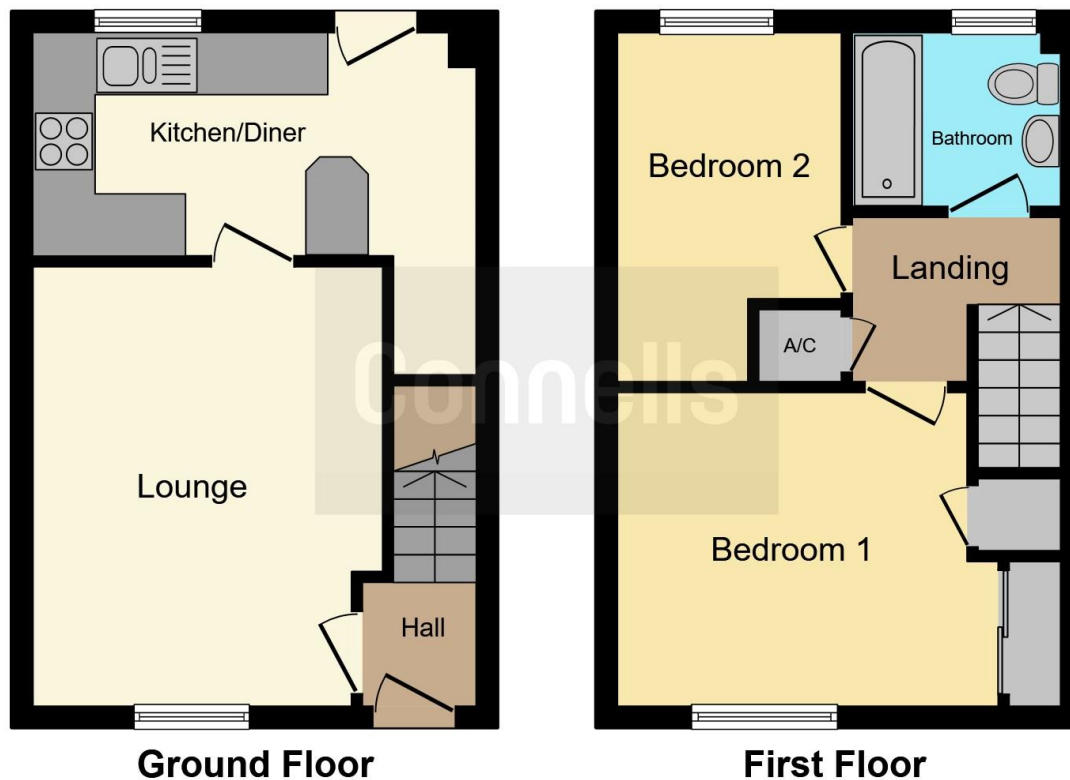
11' max x 9' 10" max (3.35m max x 3.00m max)

The second bedroom contains a double glazed window to the rear of the property, a radiator, and a TV point.

Bathroom

The bathroom contains a WC, a hand wash basin with a base cabinet, a medicine cabinet, a double glazed frosted window to the rear of the property, a radiator, a bath with an overhead shower attachment, part tiled walls and an extractor fan.





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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/GIL306080



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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