



Connells

Vedellers Close
Wincanton



Property Description

Connells are pleased to present this fantastic 3-bedroom semi-detached property with off-street parking to the market. Located in the heart of the beautiful market town of Wincanton, this modern and well-rounded property is offered with the additional bonus of no forward chain. This particular property lends itself to any buyer across the market, whether you are upsizing, downsizing or looking for your first ever purchase and it is not one to miss!

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Entrance Hall

The entrance hall contains a radiator, a smoke alarm, an Internet point and understairs storage.

Cloakroom

The cloakroom contains a frosted and double-glazed window to the front of the property, a WC, a hand wash basin and a radiator.

Living Room

16' 9" x 9' 3" (5.11m x 2.82m)

The living room contains a radiator, 2 double-glazed windows to the front of the property, a TV point, an Internet point and a thermostat.

Kitchen/Dining Room

16' 6" MAX x 9' 8" MAX (5.03m MAX x 2.95m MAX)

The kitchen/dining room contains a double-glazed door to the rear garden, 3 double-glazed windows to the rear of the property, a radiator, a 1 and 1/4 sink and draining board, an integrated electric oven, an integrated gas hob, an extractor hood, space for a fridge freezer and a dishwasher/washing machine, the gas boiler and 2 smoke alarms.



Landing

The landing contains the loft hatch, a large storage cupboard and a smoke alarm.

Main Bedroom

14' 2" MAX x 9' 2" MAX (4.32m MAX x 2.79m MAX)

The main bedroom contains 1 double-glazed window to the rear of the property, a radiator, a TV point and an Internet point.

Bedroom 2

12' 3" x 9' 2" (3.73m x 2.79m)

Bedroom 2 contains 1 double-glazed window to the front of the property, a radiator, a thermostat and a TV point.

Bedroom 3

9' 8" x 7' 3" (2.95m x 2.21m)

Bedroom 3 contains 1 double-glazed window to the front of the property, a radiator and a TV point.

Bathroom

The bathroom contains 1 frosted and double-glazed window to the front of the property, a WC, a hand wash basin, a heated towel rail, a shaver point, a bath with an overhead shower attachment and an extractor fan.

Front Garden

There is access from the driveway parking around the side of the property and into the rear garden.

Rear Garden

The rear garden is laid patio to lawn with fence borders. There is an external light, a water butt, a washing line and also an external tap.

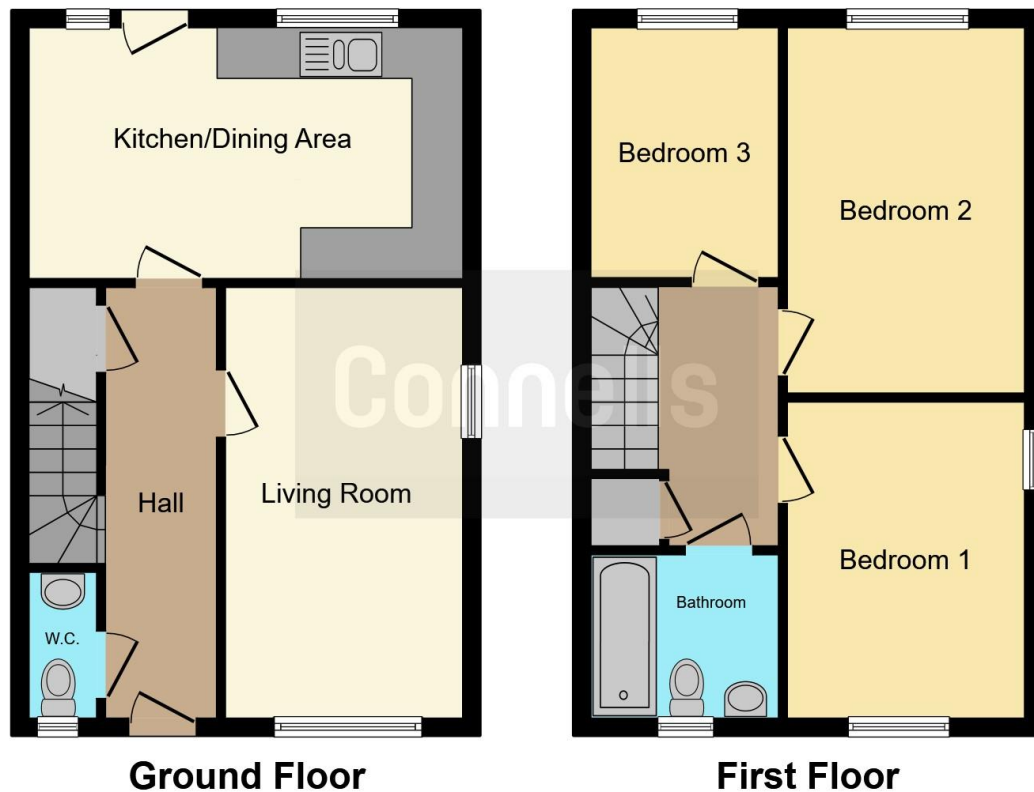
Agents Notes

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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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4 Clive House High Street
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EPC Rating: B Council Tax
 Band: C

view this property online connells.co.uk/Property/GIL306106

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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