



**Connells**

Summerleaze West Hill  
Wincanton





### Property Description

Connells are delighted to present this fantastically modernised 3-bedroom bungalow to the market, situated in the fantastic location of West Hill, Wincanton. Combining the elegant flow of the traditional style bungalow with the style and luxury of modern day living, this gorgeous and spacious property provides the ample space and flexibility required for just about any buyer. The property itself is sensational, however; when coupled with the countryside views, large garage and driveway parking for several cars, the property presents itself as simply exceptional.

### Entrance Porch

The entrance porch has two double glazed windows to the front of the property. It also has a fuse box as well as steps down to the double glazed French door.

### Side Porch

The side porch has a door to the side and a radiator.

### Hall

The hall has a smoke alarm, a radiator, and a hive control system for central heating.

### Lounge

12' 8" x 15' 11" max ( 3.86m x 4.85m max )

The lounge has three double glazed bay windows to the front of the property. It has a TV point, radiator and wood burner.

### Kitchen

15' 7" x 9' 1" ( 4.75m x 2.77m )

The kitchen has two double glazed windows to the side of the property and double doors to the dining room. It has both wall and base units, an extractor hood and the space for an american style fridge freezer, oven, dishwasher, and washing machine. There is a radiator / heat exchanger under the base unit that circulates hot air controlled by a two speed fan with on / off switch.

## Dining Room

12' 8" max x 14' 7" Into Bay Window ( 3.86m max x 4.45m Into Bay Window )

The dining room has three double glazed bay windows, a door to the side of the property and double doors to the kitchen. It has a phone point, and TV point, and radiator.

## Shower Room

The tiled shower room has a WC, hand wash basin, shower with a digital shower control, heated towel rail and an extractor fan.

## Bedroom 1

12' x 11' ( 3.66m x 3.35m )

Bedroom 1 has three double glazed windows to the rear of the property. It has a TV point, a radiator and an integrated wardrobe.

## Bedroom 2

9' 5" x 12' ( 2.87m x 3.66m )

Bedroom 2 has three double glazed windows to the rear of the property. It has a TV point, radiator and hand wash basin.

## Bedroom 3

12' 11" x 9' 1" ( 3.94m x 2.77m )

Bedroom 3 has two double glazed windows to the side of the property as well as a radiator, a TV point and an integrated storage cupboard.

## Bathroom

The tiled bathroom has a WC, hand wash basin, a bath with an overhead shower, an extractor fan and a heated towel rail.

## Outside

### Front Garden

The front garden has a generous amount of grass space with an upper level of decking, It has a shrub border and fantastic views.

### Rear Garden

The rear garden has a path through the garden and a patio area. It has 2 sheds, a greenhouse, an outside tap and a single garage. The property has driveway parking for multiple cars.















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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