



Connells

Vedellers Close
Wincanton



Property Description

Connells are delighted to present this fantastic 3-bedroom semi-detached property with off-street parking to the market. Located in the heart of the wonderful market town of Wincanton, this modern and versatile 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!

The property has a service / maintenance charge of £17.48 pcm.

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Entrance Hall

The entrance hall has a smoke alarm, radiator, broadband point and an understairs cupboard.

Cloakroom

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

Lounge

16' 8" x 9' 3" (5.08m x 2.82m)

The lounge has two double glazed windows to the front of the property and a double glazed window to the side of the property. It has a TV point, telephone point, thermostat and a radiator.

Kitchen

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

The kitchen has three double glazed windows to the rear of the property and a door to the rear garden. It has both wall and base units, a smoke alarm, radiator, 1 and a quarter bowl sink and drainer, gas boiler, extractor hood, integrated gas hob and integrated electric oven.



First Floor

Landing

The landing has a loft hatch, smoke alarm and a storage cupboard.

Bedroom 1

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

Bedroom 1 has a double glazed window to the rear of the property, a radiator, TV point and telephone point.

Bedroom 2

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

Bedroom 2 has a double glazed window to the front of the property and a double glazed window to the side of the property. It has a thermostat, TV point and a radiator.

Bedroom 3

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

Bedroom 3 has a double glazed window to the rear of the property, a radiator and a TV point.

Bathroom

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

Outside

Rear Garden

The rear garden is patio to lawn with fence borders. It has an external light, external tap and offers side access from the front of the property.

Agents Notes

The property has a service / maintenance charge of £17.48 pcm.

It is our understanding that the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.









To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306105



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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