



**Connells**

Mundays Mead  
Wincanton



## Property Description

Connells are pleased to present to the market this fantastic example of a two-bedroom maisonette located in the popular development of Mundays Mead, Wincanton. This home is presented in a wonderful condition and boasts a brilliant amount of living space throughout its reception room, kitchen/diner, two bedrooms, shower room and utility room. If the space on offer inside isn't impressive enough, this rare maisonette comes with a vast garden space to the front, side and rear of the property allowing plenty of space for keen gardeners and pets to enjoy.

### Entrance Hall

The entrance hall has a double glazed window to the rear of the property, a smoke alarm and the consumer unit.

### Lounge

15' 5" max x 12' 6" max ( 4.70m max x 3.81m max )

The lounge has three double glazed windows to the front of the property, an open fireplace, and a radiator.

### Kitchen

10' 5" max x 11' 10" max ( 3.17m max x 3.61m max )

The kitchen has three double glazed windows to the rear of the property. It has both wall and base units, a gas boiler, sink and drainer, a radiator and space for an oven, fridge freezer and white goods.

### Utility Room

The utility room has a double glazed window to the front of the property. It has a 1 and a quarter bowl sink and drainer, loft hatch, base cabinets and space for white goods.

## Landing

The landing has a thermostat, radiator, loft hatch and a smoke alarm.

## Bedroom 1

13' 8" x 10' 8" ( 4.17m x 3.25m )

Bedroom 1 has three double glazed windows to the front of the property. It has a radiator and an integrated wardrobe.

## Bedroom 2

10' 5" x 8' 11" ( 3.17m x 2.72m )

Bedroom 2 has two double glazed windows to the side of the property, a radiator and integrated storage space.

## Bathroom

The bathroom has two double glazed, frosted windows to the rear of the property. It has a WC, hand wash basin and vanity unit, shower cubical with a normal and rainfall attachment, and a heated towel rail.

## Outside

### Front Garden

The front garden has a lawn with a patio path to the front door. It has fence borders, a storage shed, water butt, log shed and an external tap.

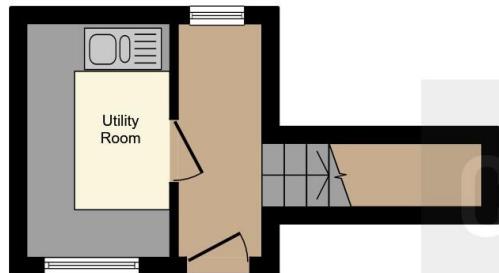
### Rear Garden

The rear garden has a lawn with a block paved dining space. It has fence and hedge borders and a powered shed.









**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

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

Service Charge: 185.00    Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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