



**Connells**

Deanesly Way  
Wincanton





### Property Description

Connells are proud to present this impressive and modern three-bedroom semi-detached home to the market, located in a popular residential area on the Bayford side of Wincanton. This excellent home has been completely reconfigured throughout to allow for more accessible living with incredibly stylish finishing. The work that has been conducted at the property by our vendors is substantial and includes a complete overhaul of the insulation, improving the energy efficiency and lowering your energy bills indefinitely. Internal walls have been rebuilt and repurposed to suit a more modern lifestyle, creating a gorgeous kitchen/diner fit with high-range appliances and cabinets; as well as rearranging the bedrooms upstairs to create more room throughout.

### Entrance Hall

The entrance hall has a smoke alarm, radiator, and downstairs storage.

### Lounge

13' 6" x 10' 3" ( 4.11m x 3.12m )

The lounge has two double glazed windows to the rear of the property. It has multiple power points, a radiator and a TV point.

### Kitchen

10' 7" max x 19' 5" max ( 3.23m max x 5.92m max )

The kitchen has 2 double glazed windows to the rear of the property and a sliding door to the rear garden. It has both wall and base units, an induction hob with an extractor fan, integrated fridge freezer, dishwasher and washing machine, NEFF appliances, an island, radiator and floor spotlights.



## **First Floor**

### **Landing**

The landing has a smoke alarm.

### **Bedroom 1**

10' 8" max x 13' 10" max ( 3.25m max x 4.22m max )

Bedroom 1 has two double glazed windows to the rear of the property. It has fitted double wardrobes and storage units, a radiator, TV point and multiple electric points.

### **Bedroom 2**

9' 8" x 6' 7" ( 2.95m x 2.01m )

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

### **Bedroom 3**

10' 6" max x 6' 10" max ( 3.20m max x 2.08m max )

Bedroom 3 has two double glazed windows to the rear of the property. It has a TV point, radiator and space for a wardrobe.

### **Cloakroom**

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

### **Bathroom**

The bathroom has a double glazed, frosted window to the front of the property. It has a smart shower cubicle, large wash hand basin with base units, a mirror with sensor lights, heated towel rail and a loft hatch.

## **Outside**

### **Rear Garden**

The rear garden is patio and has stairs to the gravel area. It has external lights and electric points.



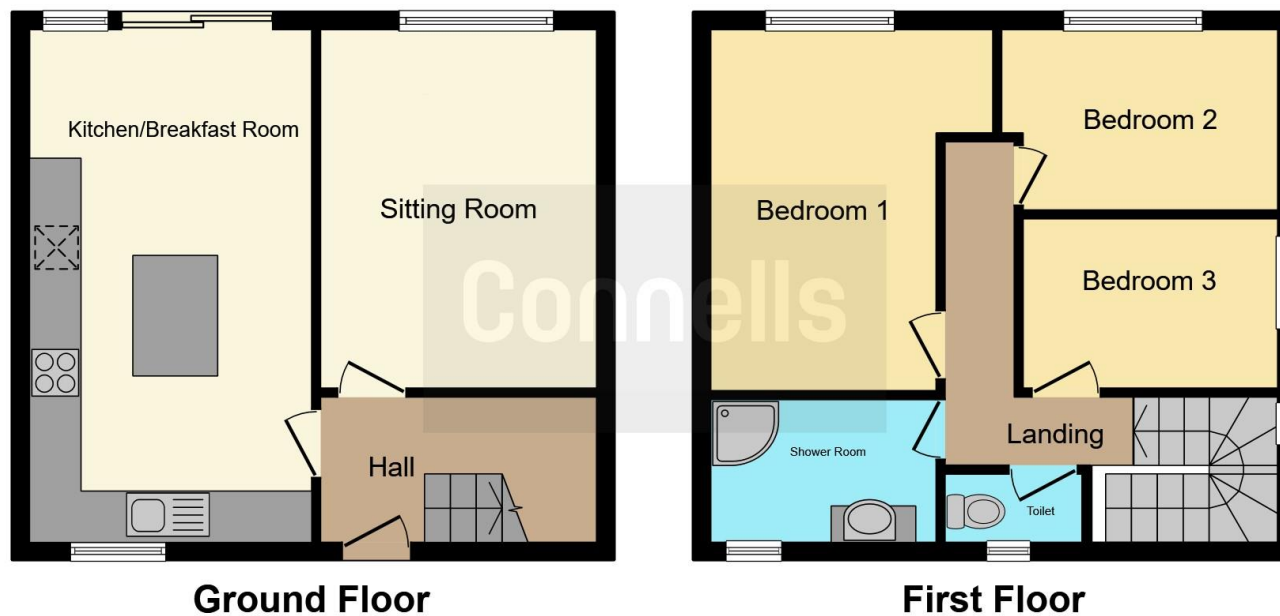












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E Council Tax  
 Band: B

Tenure: Freehold

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