



CHAFFERS
ESTATE AGENTS

WINCANTON

Asking Price Of
£350,000

Freehold

ROY BARRETT
ESTATE AGENTS

Property

A fantastic opportunity to acquire the former show home on a sought after recently built development. The home has been finished to the builders Platinum specification, which includes Nest thermostats and a professionally installed Alarm System. The property is presented in immaculate condition and is offered with all the fixtures and fittings. The furniture and furnishings are available if required but subject to separate negotiation.

ACCOMMODATION:

GROUND FLOOR: Hallway – Living Room – Kitchen/Breakfast Room – Utility/WC

FIRST FLOOR: Landing – Master Bedroom with En-Suite – Two Further Bedrooms – Family Bathroom

Generous South Facing Garden – Garage with Driveway – Gas Fired Central Heating – Option to purchase Fully Furnished

Accommodation Floor Plans

Not to scale.

For identification

Purposes only.



Total area: approx. 107.6 sq. metres (1158.3 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

Description

The property is entered via a spacious hallway with stairs rising to first floor, doors to the kitchen/diner, living room and a further door leading through to a WC/Utility with integrated Washing Machine. The space under the stairs has been finished with sliding cupboards for extra storage. The kitchen is a light and airy dual aspect room with windows

to the front and side and french doors leading to the garden. There are a range of fitted kitchen units with integrated dishwasher, fridge freezer, as well as a built in electric double oven with microwave and electric hob. The living room benefits from a bay window to the front. On the first floor the master bedroom is dual aspect with a bay window and benefits from a built in wardrobe and an en-suite shower room. There are two further double bedrooms and a family bathroom with a shower over the bath.

Outside the property has a small garden to the front and side. The main garden is of a good size for a modern property and is south facing with a patio area and a large lawn. The garage is located immediately behind the property with easy access to both the front and rear of the house with a generous driveway with parking for at least two vehicles.

Situation

The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. There is an active community within Wincanton with a number of societies and several churches. Other small towns such as Bruton and Castle Cary are also nearby as well as the beautiful Stourhead Estate.

Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles. There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.

There are excellent communication links with the A303 within five minutes drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Tax Band: TBC

Council Authority: South Somerset District Council - 01935 462462

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order

Energy Performance Certificate: Rated: B

Property Ref: W2141

Date: 23/08/2022

Directions

From our office on the Market Place turn right onto Mill Street and continue to the bottom of the hill. Turn right over the bridge then continue up West Hill to the edge of town. Turn left into Atkins Hill then follow the road to the bottom of the hill. At the bottom of the hill turn left towards the Doctors Surgery then turn left again. The property can be found straight ahead as the road bends to the right.

Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,
48 High Street, Shaftesbury, Dorset, SP7 8AA

Tel. 01747 852301 ~ Email: shaftesbury@chaffersestateagents.co.uk

www.chaffersestateagents.co.uk

CALL NOW to arrange your viewing on 01747 852301
Any day and confirm a time, Thank you!

SURVEYS: Chaffers Estate Agents offer a full survey service including Homebuyers Reports and Building Surveys. Email. surveys@chaffersestateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

GILLINGHAM 01747 822233 SHAFTESBURY 01747 852301 STURMINSTER NEWTON 01258 473900

