



CHAFFERS
ESTATE AGENTS



12 Church Street
Wincanton, BA9 9AE

A charming three bedroom cottage situated within the heart of Wincanton benefitting from a wealth of characterful features including an open fire, pretty courtyard garden to the rear and NO ONWARD CHAIN.

Asking Price £250,000 Freehold

Council Tax Band: C

12 Church Street , Wincanton, BA9 9AE



DESCRIPTION

This property is an attractive three bedroom period terraced cottage located conveniently for town centre amenities in the heart of Wincanton. The property possesses a wealth of character throughout with a number of original features including fireplaces and sash windows. The accommodation is well presented having been recently redecorated.

The entrance hall gives access to the kitchen which is presented with modern fixtures and fittings, including a solid wood worktops. The kitchen provides built in appliances including an electric hob, oven and microwave. There is access to the rear garden as well as to the dining room through an archway which gives the kitchen a light and open feeling. The dining room and living room are joined as one room via an archway, providing lots of natural light through the living accommodation. The living room also benefits from an attractive open fireplace with a bay window facing to the front.

Upstairs there are three good sized bedrooms, two of which are doubles and one single. All are well presented, with a light and airy feel. The bathroom includes a modern suite with storage area.

Outside there is a very pleasant courtyard garden with climbing plants and some small borders. There is also a

useful studio building as well as an additional brick storage shed.

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. 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 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 Authority: South Somerset District Council ~

Council Tax Band: C

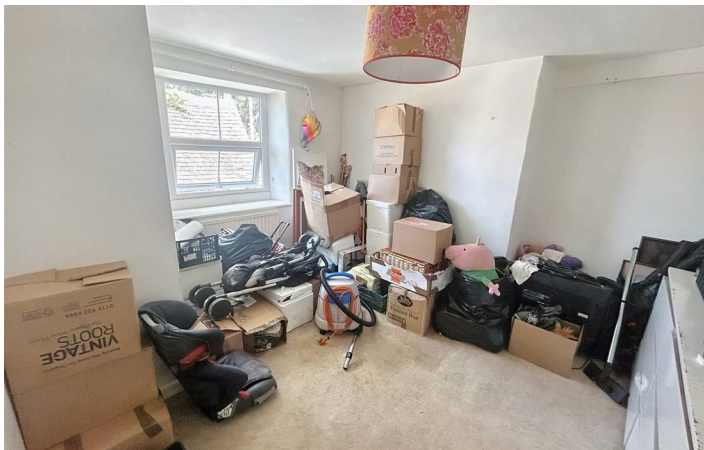
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order

Energy Performance Certificate: Rated: D

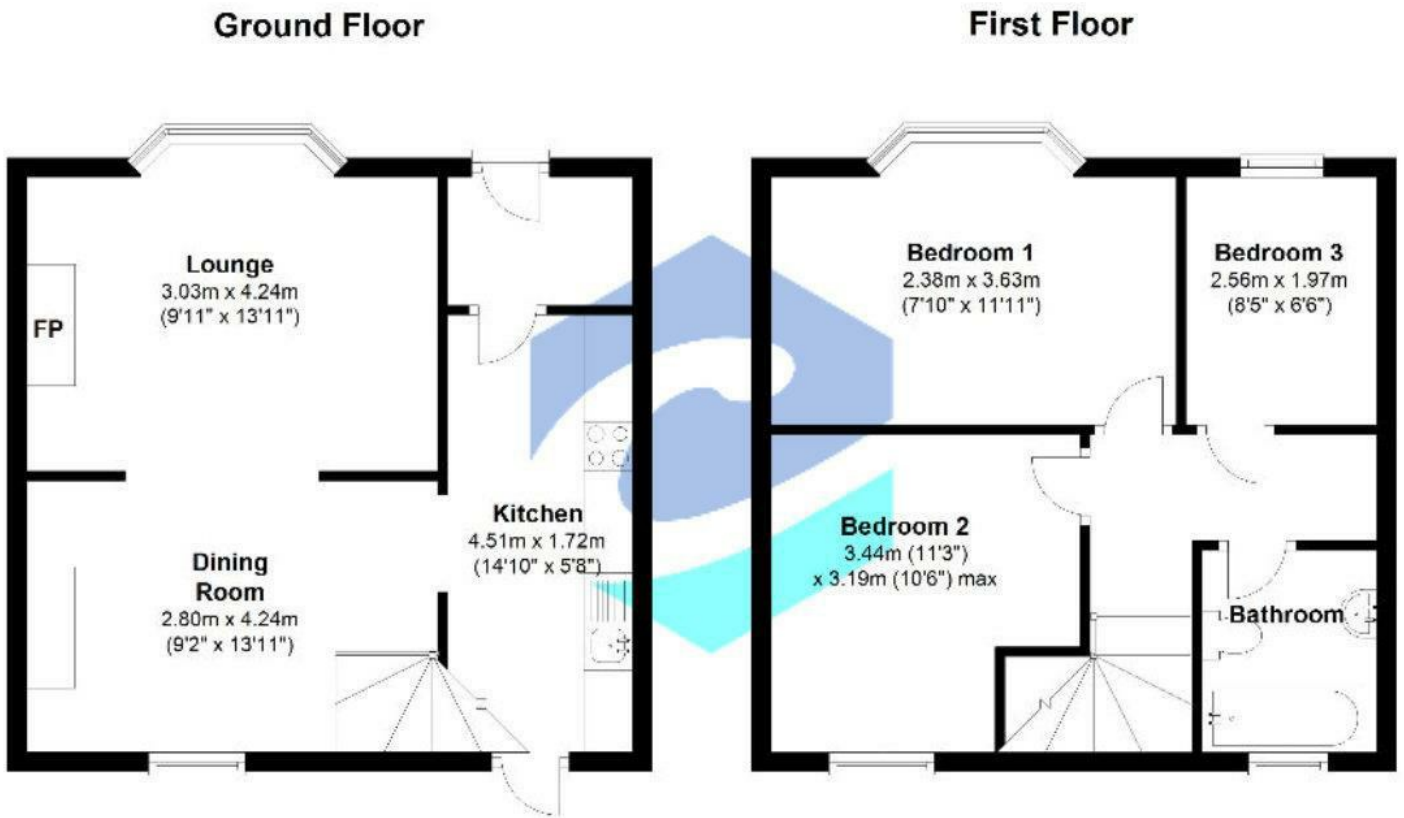


Directions

On entering Wincanton from the Bayford direction proceed down the High Street filtering left into South Street (one way system), at the mini roundabout turn right onto Station Road which leads into Church Street; No.12 will be found on the left hand side half way up the hill.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	