



CHAFFERS
ESTATE AGENTS



Thorn House

North Street, Wincanton, BA9 9AT

Asking Price £119,950 Leasehold



**** A SUPER INVESTMENT OPPORTUNITY OR FIRST TIME BUY **** A delightful ground floor apartment located just off the Market Place enjoying an open plan living room, double bedroom, bathroom & an enclosed rear courtyard and is offered to the market with no onward chain.



DESCRIPTION

The accommodation comprises: entrance hallway which has a window to the side with door to the open plan living room. This is a great L-shaped room with two windows at the front and enjoys a glazed door opening onto the private courtyard. The kitchen area has a range of cupboards, drawers and worktop. The double bedroom is a good sized room with built in double wardrobe and enjoys an outlook onto the courtyard. The bathroom is fitted with a walk in shower, wc and wash hand basin.

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 a five minute 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, Electricity & Drainage.

Council Authority: Somerset District Council ~ Council Tax Band: A

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: C

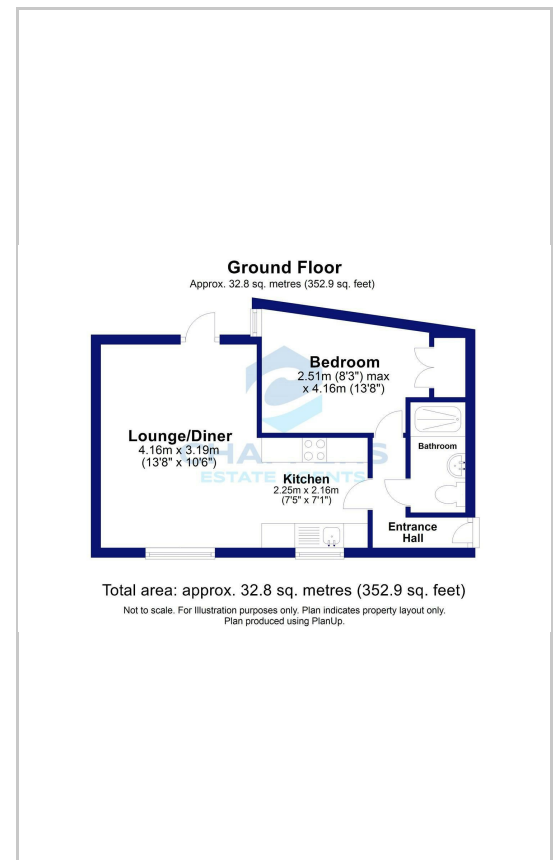
Lease term remaining: 108 years

Service Charge: £948 PA Ground Rent: £100 PA

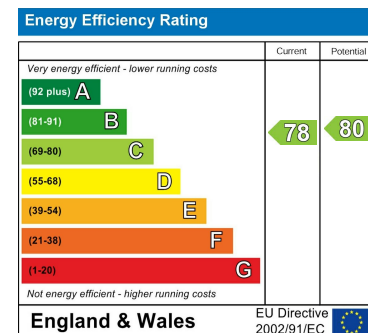
Area Map



Floor Plans



Energy Efficiency Graph



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