



CHAFFERS
ESTATE AGENTS

HIGH STREET

Asking Price Of
£89,950
Share of Freehold

ROY BARRETT
ESTATE AGENTS

Property

A fantastic spacious first floor apartment situated within an attractive period building in the centre of Wincanton and offered with a SHARE OF THE FREEHOLD. The property has a recently fitted kitchen and gas fired central heating. There is currently a tenant in situ so the property would be ideal for an investment buyer.

ACCOMMODATION:

GROUND FLOOR: Communal Entrance Hall

FIRST FLOOR: Entrance Lobby – Living Area – Kitchen - Bathroom

Gas Fired Central Heating – Town Centre Location – Share of Freehold

Accommodation Floor Plans

Not to scale.

For identification

Purposes only.

First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



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

Description

The entrance door leads to a communal lobby giving access to all three apartments in the building. The apartment can be accessed via a staircase that leads to the first floor and the entrance door to the apartment.

Upon entering the apartment a small lobby leads into the main living area with two large windows to the front. There is a recessed area where a bed can be placed and this could be curtained off for more privacy. An opening leads through to the recently fitted kitchen, with a range of modern units, a built in electric oven and hob with cooker hood, sink unit and space for further utilities. From the kitchen you can access another small lobby leading to the bathroom with a window facing the rear and a shower over the bath.

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, Gas, Electricity & Drainage.

Council Authority: Somerset 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: D

Lease Information: The property will be granted a new 125 year lease. A share of the freehold will also be provided subject to terms. There is no ground rent and the maintenance charge is £50pcm as of October 2023.

Property Ref: 15133

Date: 16/10/2023

Directions

From Market Place in front of the post office walk up the hill towards the High Street. The property is located in a passageway on the right directly after The Lemon Tree Deli.

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

