



CHAFFERS
ESTATE AGENTS



161 Crocker Way
Wincanton, BA9 9FX

A well presented modern three bedroom detached property situated on a popular residential development within easy reach of local amenities. The property boasts an en-suite to the master bedroom, rear garden and garage with driveway. EPC rated C.

Asking Price £289,995 Freehold

Council Tax Band: C

161 Crocker Way

, Wincanton, BA9 9FX



DESCRIPTION

A well presented modern detached family house situated in a pleasant location on the edge of this popular new estate. The property benefits from an enclosed rear landscaped garden, garage with additional parking, gas fired central heating and double glazing throughout.

The property is entered via a hallway with a cloakroom, stairs to the first floor and doors to the kitchen and living room. The kitchen/breakfast room is dual aspect with a range of modern fitted units and integrated appliances and a door leading to a small utility. The living room is also dual aspect with patio doors leading to the rear garden. On the first floor the master bedroom benefits from en-suite shower facilities. There are two further bedrooms and a family bathroom with a shower overhead.

Outside the rear garden is partially walled with the rest enclosed by fencing with a patio area and steps rising to lawn and a useful shed. There is a side gate leading to the single garage with an up and over door to the front and additional parking.

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

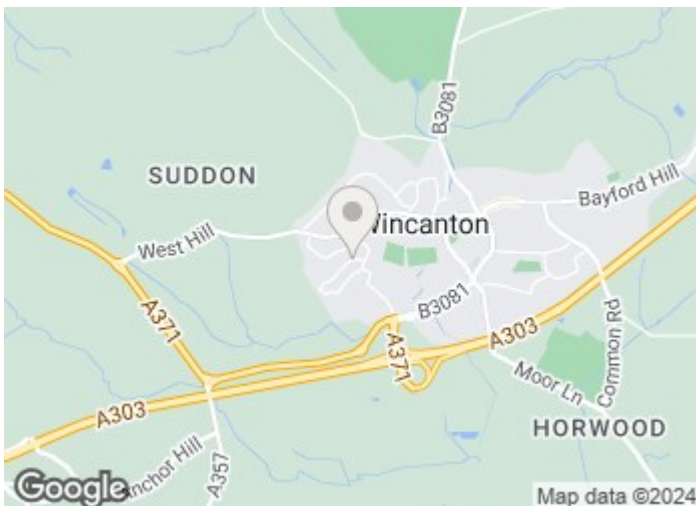
Services: Mains Water, Gas, Electricity & Drainage.

Council Tax Band: C

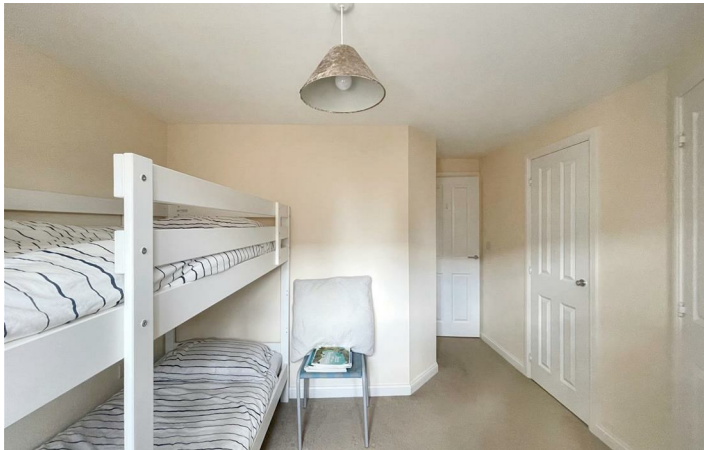
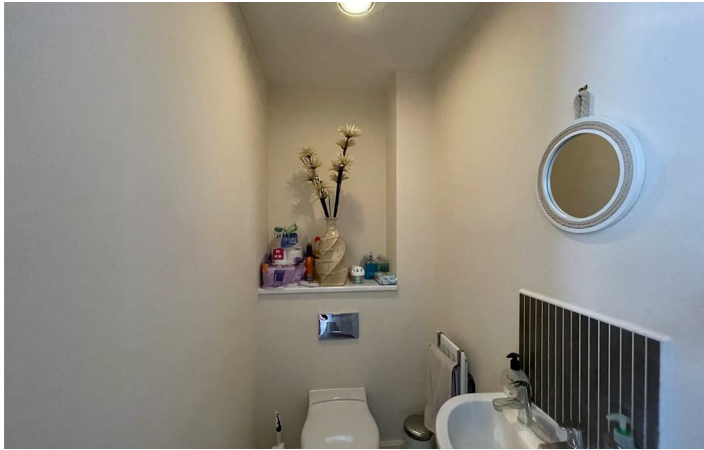
Council Authority: Somerset Council

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. View at www.chaffersestateagents.co.uk



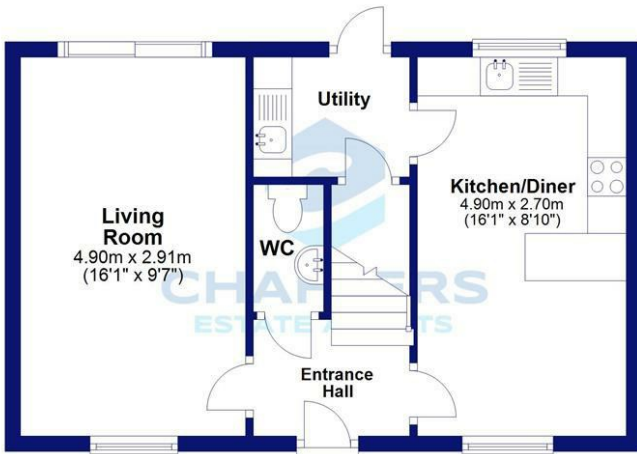
Directions



Floor Plan

Ground Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.6 sq. feet)

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

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			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	