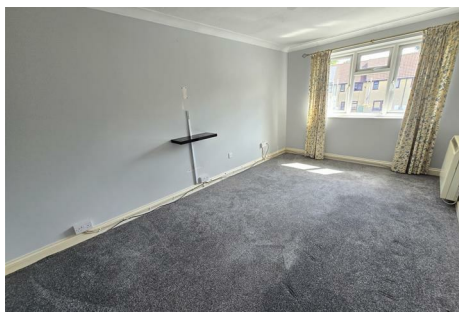




**CHAFFERS**  
ESTATE AGENTS



**12 Malthouse Close**  
Wincanton, BA9 9TA

A well presented 2 bedroom second floor flat with garage close to the centre of Wincanton

**£750 Per Month**  
Council Tax Band: B

# 12 Malthouse Close

, Wincanton, BA9 9TA



ENTRANCE HALL ~ SITTING ROOM ~  
KITCHEN ~ 2 BEDROOMS ~  
BATHROOM ~ GARAGE

EPC: C Council Tax Band: B



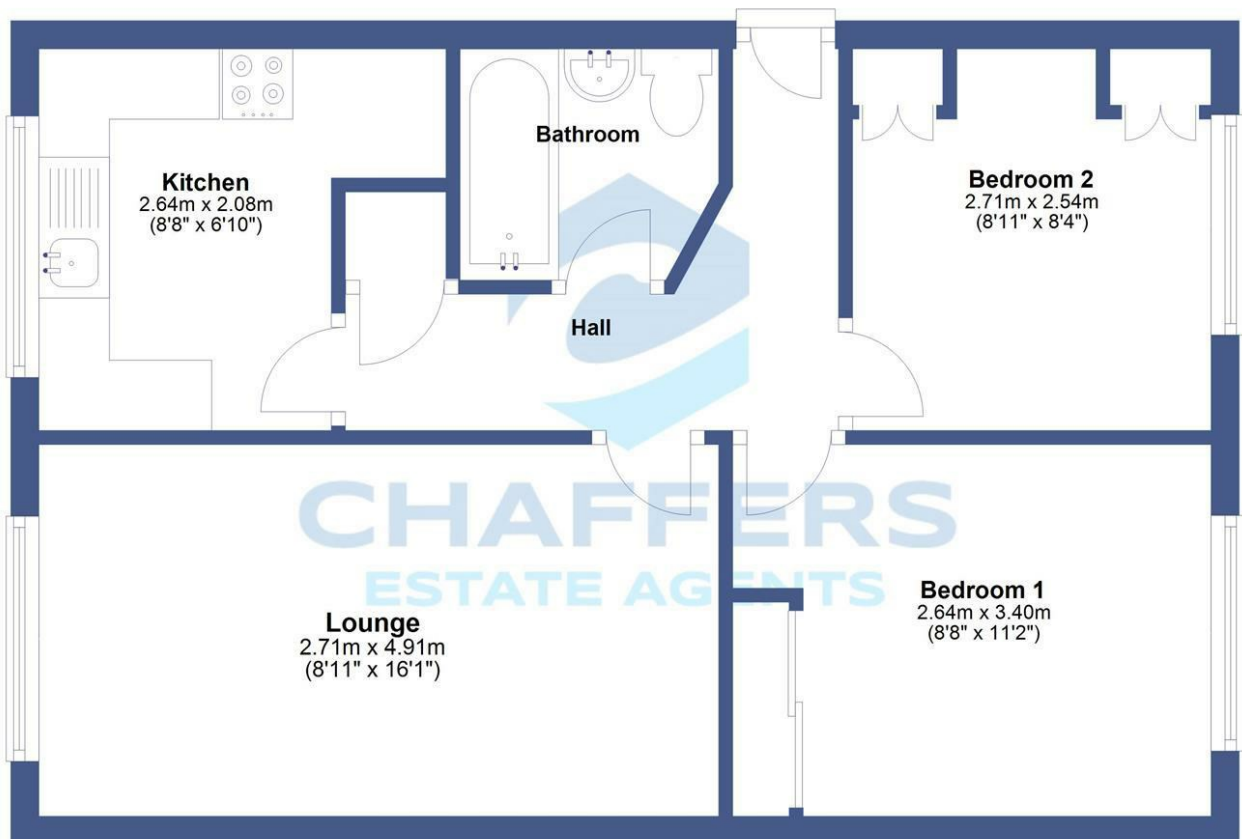
[Directions](#)



# Floor Plan

## Second Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 45.4 sq. metres (488.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	