



CHAFFERS
ESTATE AGENTS



1 Kingwell Mews

, Verrington, Wincanton, BA9 8BB

A superbly presented contemporary semi-detached bungalow situated on a prestigious development in the highly sought after hamlet of Verrington on the edge of Wincanton. EPC Rated B

Offers In Excess Of £300,000 Freehold

Council Tax Band: C

1 Kingwell Mews

, Verrington, Wincanton, BA9 8BB



DESCRIPTION

An exceptional semi-detached bungalow in a prestigious exclusive development of nine contemporary properties. Situated in the small Hamlet of Verrington and yet also close to Wincanton town centre facilities. The development nestles at the foot of a hill, surrounded by trees, giving it an established feel, and offering a pleasant and natural aspect. Air source heat pumps provide energy efficient underfloor heating throughout the properties.

The property is entered via an open plan living/kitchen/dining space with bi-fold doors to the garden. There are a range of quality kitchen units with an electric 'induction' hob, electric double oven, sink unit and integrated appliance including a fridge/freezer, dishwasher and washing machine. The master bedroom benefits from two full height window/doors that face out onto a front terrace. The second bedroom/study also faces the terrace with double doors leading out and there is a spacious shower room.

The main garden is landscaped with local stone and mainly laid to shingle for ease of maintenance with various area for planting

and pots. The front garden is also quite private and enclosed by Laurel hedging. The garage is a generous size with extra height electric rollup door leading to the driveway with parking for at least two large cars. There is also a timber shed with full power and lighting.

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

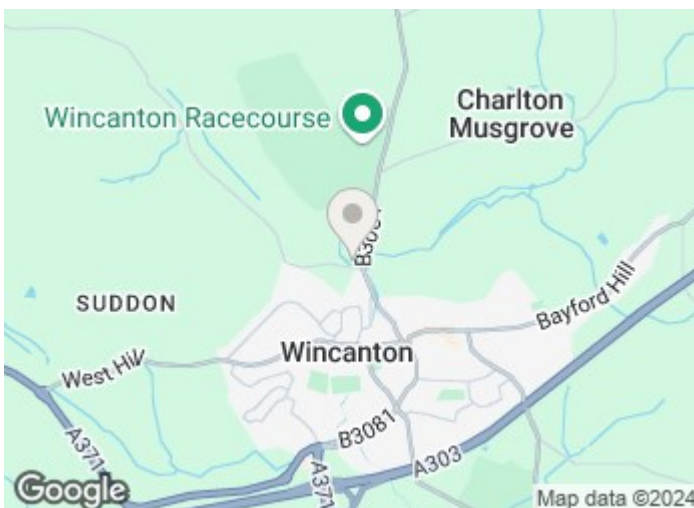
Services: Mains Water, Gas, Electricity & Drainage.

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: B

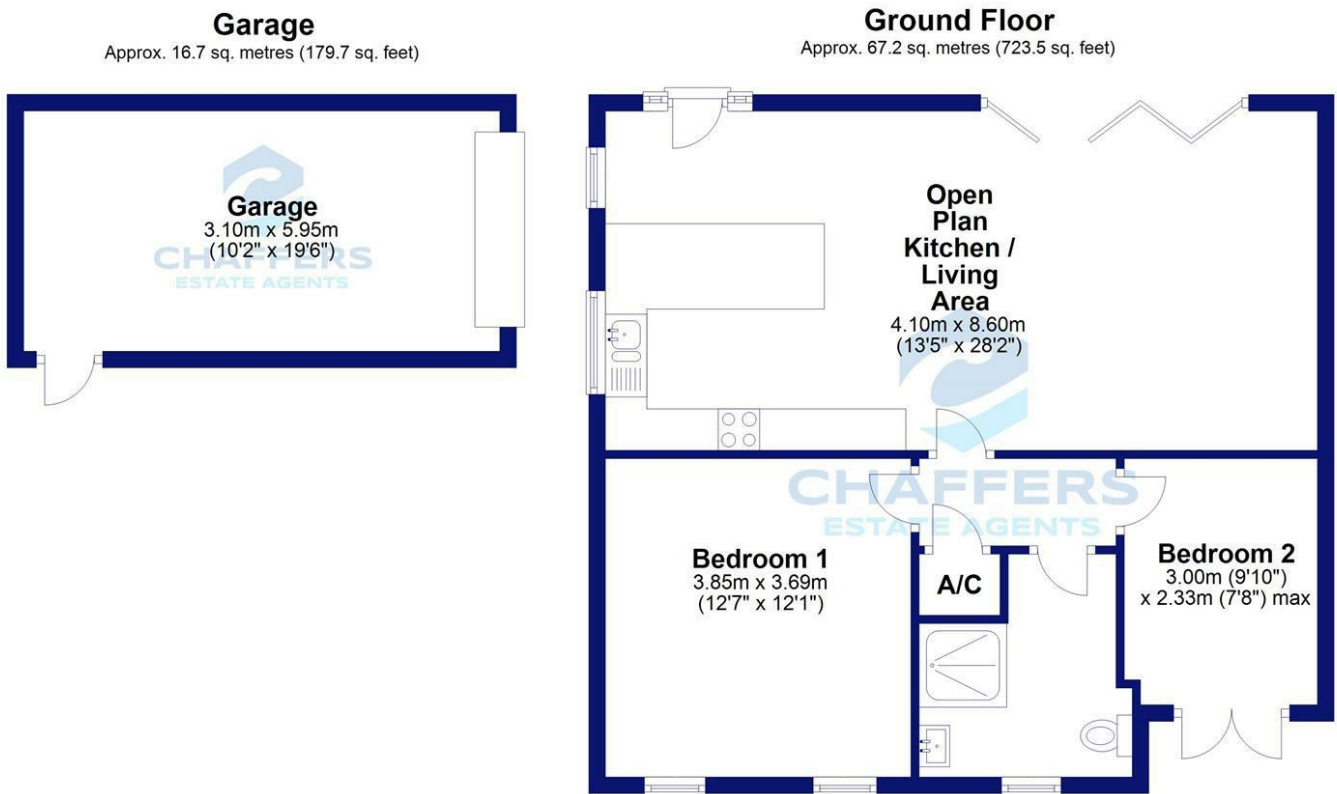


Directions

From Market Place in the centre of Wincanton turn left into North Street then proceed to the bottom of the hill. Continue to the edge of the town then turn left into Verrington Lane where the property can be found on the right.



Floor Plan



Total area: approx. 83.9 sq. metres (903.2 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.

48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B		85	
(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	