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ESTATE AGENTS



18 Grants Close , Wincanton, BA9 9NS

Spacious 4 bedroom detached family home, tucked away in a quiet cul de sac yet within walking distance of town centre and schools, featuring Fitted Kitchen, 2 Reception Rooms, Study, Cloakroom, Utility Room, Ensuite to Master, UPVC Double Glazing, Solar Panels, Double Garage, Gardens. EPC Rated C.

£1,600 PCM
Council Tax Band: E

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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: E

Council Authority: South Somerset District Council - 01935 462462

Energy Performance Certificate: Rated: C

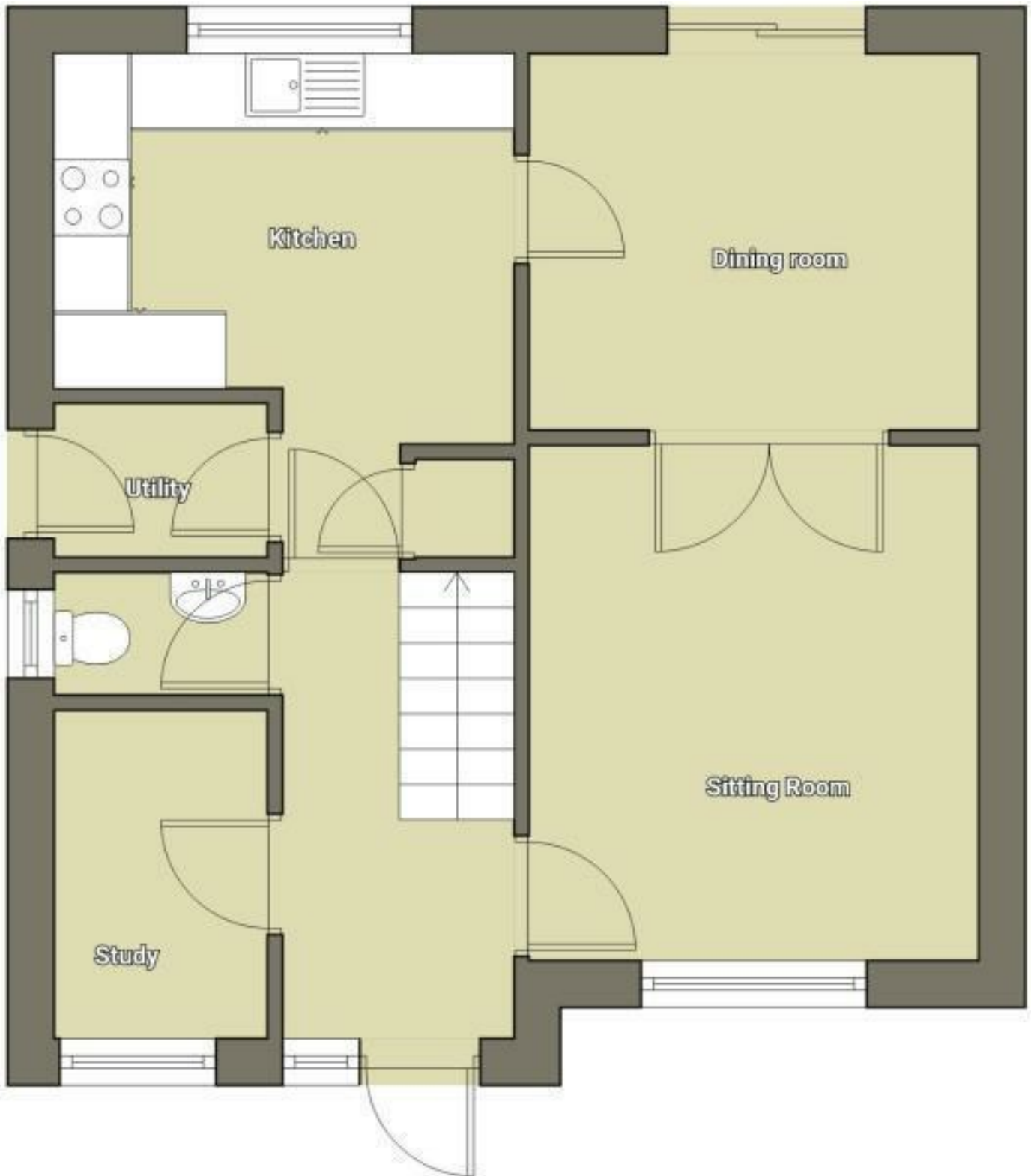


Directions

From our office on Market Place turn right into Mill Street then proceed to the bottom of the hill. Turn right into the Batch and continue onto West Hill. Take the second left into Grants Close then proceed to the top of the hill where the property can be found on the right after the road bends to the left on the flat.



Floor Plan



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	