



## 3 Malthouse Close

Wincanton, BA9 9TA

2 BEDROOM FIRST FLOOR APARTMENT WITHIN WALKING DISTANCE OF TOWN CENTRE COMMUNAL ENTRANCE - HALLWAY - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM - PARKING - ELECTRIC HEATING - NO PETS - NO SMOKING - NO BENEFITS - NEW DOUBLE GLAZING TO BE FITTED IN FEBRUARY 2016.

Council Tax Band: B EPC Band: D

£750 PCM
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## Location:

Wincanton has a good range of facilities including supermarkets, banks, schools, churches, health centre, library, public houses, bus services and race course. It also affords easy access to the A303 with links to London and the West Country. Main line stations at Castle Cary (Paddington) and Gillingham (Waterloo).

Kitchen

Lounge

Bathroom

**Bedroom 1** 

**Bedroom 2** 



**Directions** 



Floor Plan: Not to scale ~ For identification purposes only.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Current Potential

(92 plus) A

(81-81) B

(69-80) C

(55-68) D

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC