



**CHAFFERS**  
ESTATE AGENTS



## Zeals Rise

Zeals, Warminster, BA12 6PL

**\*\*NO FORWARD CHAIN\*\*** Situated in a quiet cul-de-sac in a sought after village location is this three bedroom detached bungalow offering spacious accommodation, ample driveway parking, detached garage, front and rear gardens. Although in need of full modernisation, this bungalow provides a blank canvas for you to unleash your creativity and design a space that truly reflects your style and preferences. EPC Band:- E

**Asking Price £295,000 Freehold**

**Council Tax Band: C**

# Zeals Rise

## Zeals, Warminster, BA12 6PL



### DESCRIPTION

A fantastic opportunity to acquire a three bedroom detached bungalow, positioned in a quiet and peaceful cul-de-sac in a sought after village location, offering deceptively spacious accommodation with ample driveway parking, detached garage, timber lean-to, front and rear gardens along with stunning countryside views. Although in need of full modernisation, this bungalow provides a blank canvas for you to unleash your creativity and design a space that truly reflects your style and preferences.

Once you step inside the property, you will be greeted with an entrance hall which has doors off to all rooms, an airing cupboard, access to the loft which has a ladder, light and power; a good sized lounge with window to the front aspect; a double aspect kitchen fitted with a range of floor and wall units including a built in larder cupboard, space for cooker, plumbing for washing machine, space for fridge/freezer, door to outside; a good sized main bedroom with built in triple wardrobes and window to rear aspect; two further bedrooms and a family bathroom complete the layout of this property. With no forward chain, the process of making this bungalow your own is made even smoother. Don't miss out on the opportunity to transform this property into a cosy haven that you can call home.

### OUTSIDE

The property is approached via a concrete driveway providing ample off road parking which leads to:-

Detached single garage with up and over door, personal door, light and power.

Alongside the driveway is the front garden which is predominantly laid to lawn with flower and shrub borders, tree, outside lights and gate to:- A fully enclosed fenced and hedged rear garden with well established flower/shrubs/trees, an outside tap and paved patio.

### LOCATION

The sought after village of Zeals in Wiltshire is close to the three counties point with Dorset and Somerset and has an active community with a church, primary school and a public house. The neighbouring village of Bourton is contiguous with Zeals and has a village store including a Post Office a petrol station and a public house. The village is within easy driving distance of several small market towns including Wincanton, Gillingham and Bruton. The village lies close to the River Stour with its source at nearby Stourhead.

Other 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 State secondary schools in Gillingham

and Wincanton, as well as Sexey's in Bruton.

There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.

There are excellent communications 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 Gillingham, Castle Cary and Tisbury. Bristol and Bournemouth Airports are also within a comfortable driving distance.

### ADDITIONAL INFORMATION

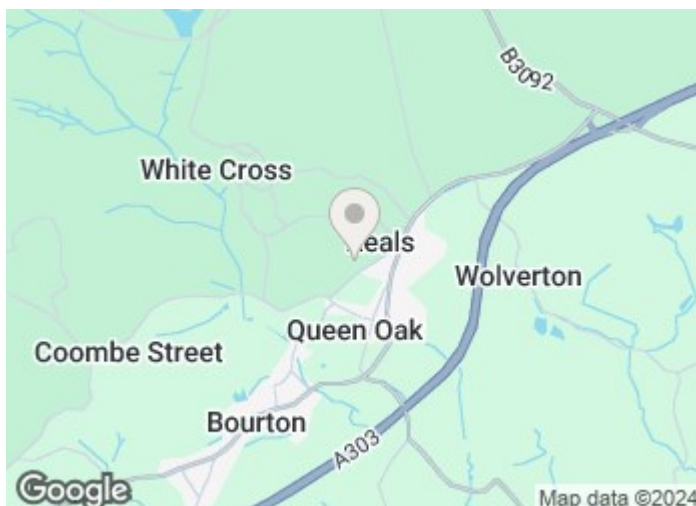
Services: Mains Water, Electric Heating, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: C

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.

Agent's Notes:- Although property is in need of full modernisation, please note re-wiring has just been recently done along with new electric heaters.

Energy Performance Certificate: Rated: E



### Directions

From our Gillingham office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading onto the Peacemarsh area side of town. At the next roundabout take the second exit and stay on the B3092 heading towards Milton On Stour. Turn left onto Post office Road where you will see Milton Manor on your right hand side. Continue on this road which becomes Martin's Lane and then Fantley Lane. Head towards Bourton. At the cross roads turn right onto New Road. Continue on this road for a short distance and turn left onto Portnells Lane where you will see the church. Just past here turn left onto Zeals Rise. Follow the road round, bearing round to the left where the property can be found on the right hand side.



# 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(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	