



CHAFFERS
ESTATE AGENTS



South Road Villas

Wincanton, BA9 9EA

A recently refurbished and spacious two double bedroom semi-detached cottage conveniently situated within the town centre amenities and schools. An ideal first time buy, viewing is strongly advised.

£240,000 Freehold

Council Tax Band: B

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DESCRIPTION

This immaculately presented character cottage provides spacious living accommodation and enjoys a light and airy feel. Having retained its charm, the features of the property include high ceilings, a working fireplace and front and rear courtyards. This delightful home amplifies the characterful charm with modern aspects. Offering two double bedrooms, a light and airy living room, well proportioned kitchen and an enclosed rear garden, this property boasts comfort and space making this a must view property!

From the entrance hall the living room is centred around an open fireplace with double glazed window to the front, adding to the warm and cosy character of the property. The kitchen has been well thought out and offers a built in oven, space for fridge/freezer and washing machine, space for a dining table, door to the rear courtyard and stairs rising to the first floor. Both bedrooms are of good size with the main benefitting from built in storage cupboards, an airing cupboard and wooden flooring. The second bedroom offers an original fireplace and wooden flooring. The bathroom has a sink, low level WC, bath with overhead shower, extractor fan and window to the front. The rear courtyard is brick paved and has a useful brick storage shed, which could be used as a workshop, office or studio, outside tap and gate providing side access to the front. At the front of the property there is a small paved courtyard with unrestricted on-road parking available immediately opposite.

LOCATION

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 a five minute 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. UPVC double glazing throughout. New boiler installed 2022.

Council Authority: South Somerset Council ~ Council Tax Band: B

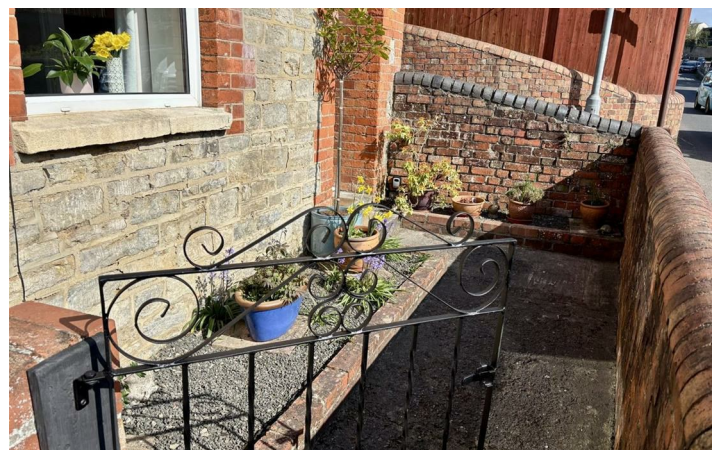
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated : D



Directions

From our Gillingham office turn left onto the High Street, Turn right onto Saint Martin's Square, at the junction turn left onto B3092 / Le Neubourg Way. At the traffic lights turn right onto B3081 / Wyke Street. Turn left to stay on B3081 and then left again heading towards Wincanton. Keep straight to get onto Bayford Hill continuing on the road and onto South Street. At the bottom of South Street the property can be located on the right hand side.

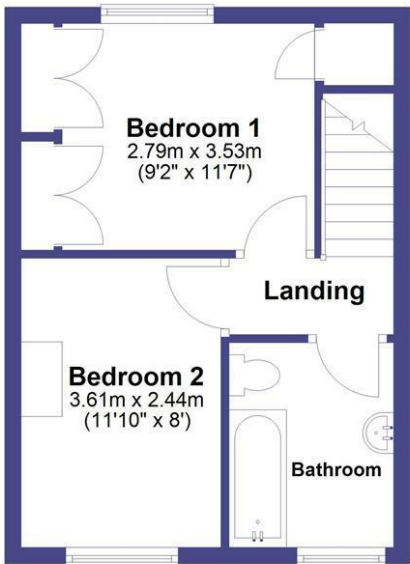


Floor Plan

Ground Floor



First Floor



Total area: approx. 61.8 sq. metres (665.7 sq. feet)

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.

