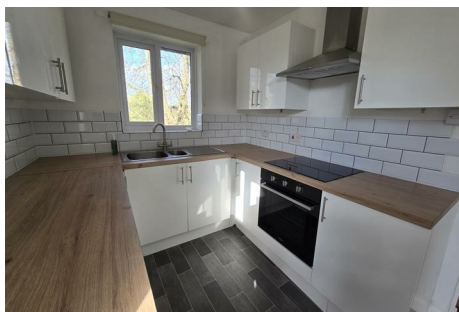




**CHAFFERS**  
ESTATE AGENTS



**18 Cavalier Way**  
Wincanton, BA9 9ED

**\*\* VIEWING HIGHLY RECOMMENDED \*\*** A Spacious First Floor Apartment Benefitting from Two Bedrooms, a Kitchen/Breakfast Room, Sitting Room & a Lovely Outlook. **\*\*** This lovely Maisonette is situated in a quiet residential area overlooking Cale Park and just a short stroll away from the centre of Wincanton. This Property Would Make an Ideal Investment Purchase or First Time Buy or even a home for a young family.

**\*\* EXTENDED LEASE \*\*** EPC Rating C**\*\***

**Asking Price £117,500 Leasehold**

**Council Tax Band: A**

# 18 Cavalier Way

, Wincanton, BA9 9ED



- EXTENDED LEASE WITH 152 YEARS REMAINING
- Off Street Parking
- Spacious Accommodation
- Fantastic, Quiet, Central Location
- New Kitchen Recently Fitted
- GREAT INVESTMENT/FIRST/SMALL FAMILY-PROPERTY
- Views over Picturesque Cale Park
- Newly Decorated Throughout

## ACCOMMODATION

This lovely Maisonette provides spacious accommodation in a peaceful residential area close to the heart of town and with enviable views over Cale Park. With an EPC rating of 'C' the property is very efficient and cost effective to run. The accommodation comprises: Entrance hall, sitting room which has a lovely big window overlooking the rear aspect with views of the river and the park beyond. The recently re-fitted kitchen/breakfast room is dual aspect and has a range of units, a built in oven and hob and space and plumbing for a washing machine. The bedrooms overlook the front of the property with views of the church. The bathroom is fitted with a white suite comprising wc, wash hand basin and bath with electric shower over. The current owners have just finished completely decorating the apartment and the new owners could simply move in with nothing to do. This wonderful apartment really is a must see.

## SITUATION

Wincanton, probably best known for horse racing, is situated on the northeast edge of The Beautiful,

Blackmore Vale, the town is 12 miles northeast of

Yeovil, and 10 miles northwest of Shaftesbury on the extreme southeast of Somerset and close to the borders of Dorset and Wiltshire. Other larger towns within commuting distance from the property include 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.

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.

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, Electricity & Drainage.

Council Tax Band: A

Council Authority: South Somerset District Council - 01935 462462

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.

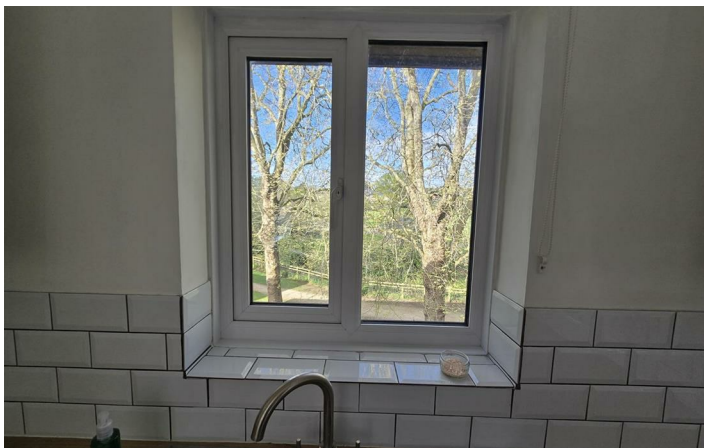
Energy Performance Certificate: Rated: C



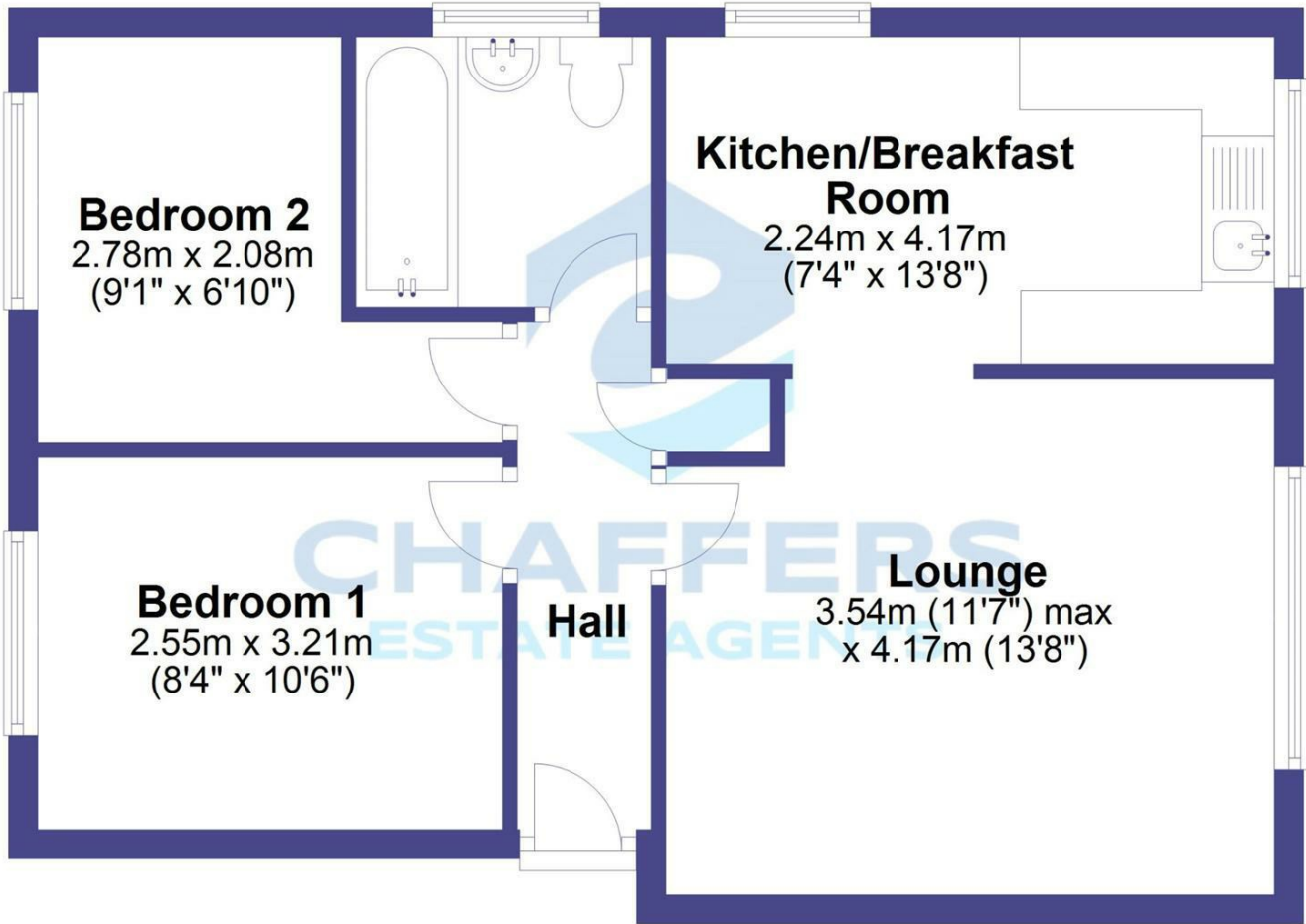
## Directions

Proceed from Market Place then bear right onto South Street, continue to the mini roundabout and filter right bearing right into Station Road; take the first turning left into Pines Close then bear right into Cavalier Way and No.18 will be found on the left 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC