

Station Road, Wanstrow, Nr Bruton, Somerset

The Nook Plot 1 Station Road

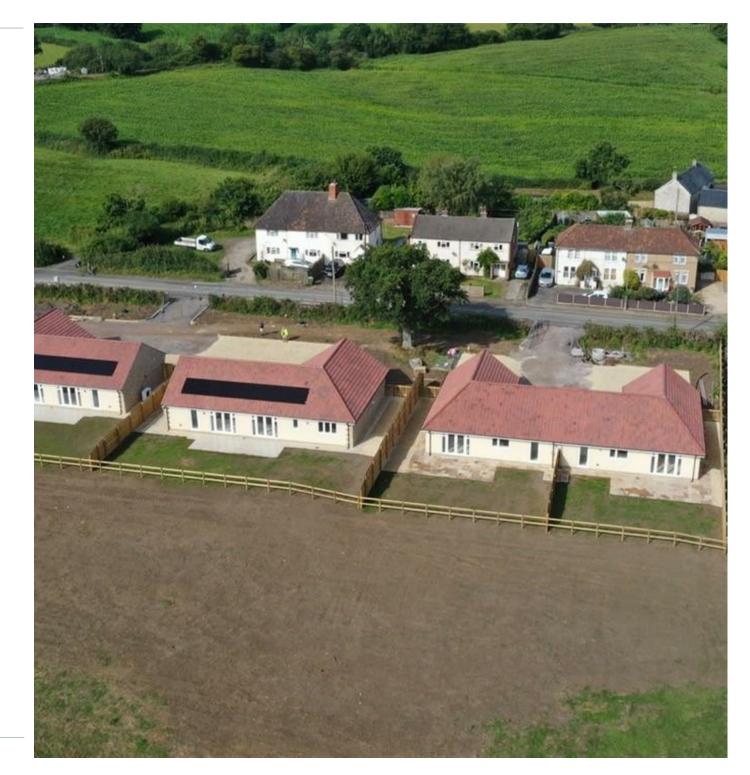
Wanstrow Nr Bruton Somerset BA4 4SZ



- 2 Bedrooms, 2 Bathrooms
- Triple Glazed Windows and Double Glazed Doors
 - Underfloor Heating Throughout
 - Air Source Heat Pump
 - Garage & Ample Parking
 - Views Across the Rolling Countryside.
 - Solar PV (4Kw) and 5Kw Battery Storage
 - Available September/October 2024

Guide Price £425,000 Freehold

Yeovil Sales 01935 423526 yeovil@symondsandsampson.co.uk



Full energy package to include:-Solar PV (4Kw) + 5Kw Battery Storage Valliant Air Source Heat Pump Underfloor heating throughout Timber frame masonry external walls UPVC Triple Glazed windows and Double Glazed Doors.

Predicted EPC rating 'A'

Full-fitted Kitchen to include Neff appliances + Utility room with space for Washing machine and Dryer

LVT flooring to Hall / Kitchen / Bathroom / En-suite / Utility / Quality carpet to Living room and all bedrooms.

Large single garage 3m x 6m approx.

Rear countryside views

DIRECTIONS

From Bruton take the A359 northwards for Wanstrow and Frome. After a few miles pass Read Agricultural Services on your left, under the railway bridge and just below coming into Wanstrow Park on the left-hand side layby. The site will be found on your right-hand side, identified by a Symonds & Sampson for sale board.

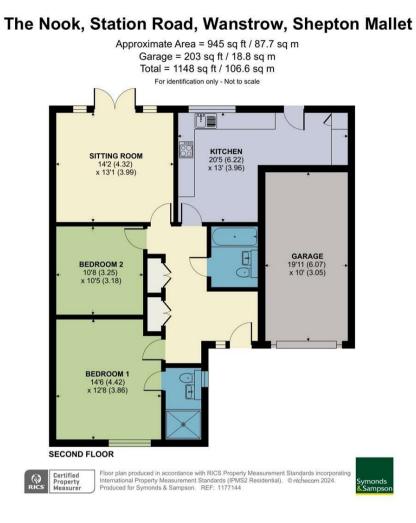
SITUATION

The site lies on the very edge of the village of Wanstrow adjoining open pasture land to the rear and enjoys views across the rolling countryside. The village has a garage, a modern village hall, a pub serving food, a church and a park with a children's play area.

The popular town of Bruton lies approximately 5 miles south of the site and the market town of Frome approximately 6 miles northeast with its comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 17 miles north.











YEO/SH/23.08.2024

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yeovil@symondsandsampson.co.uk Symonds & Sampson, 2 Court Ash, Yeovil, Somerset BA20 1HG Symonds &Sampson Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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