



Connells

Priory Villas
WINCANTON



Property Description

A beautiful three-bedroom cottage set in the heart of the market town of Wincanton, Somerset. Comprising original character features and a cosy living room fit with a gorgeous log-burning stove, this home has been configured to create a more open and modern feel throughout. Some of the works that have been completed include a new kitchen and new bathroom within the last 2 years to ensure peace of mind for any buyer. CALL CONNELLS AND BOOK YOUR VIEWING BEFORE IT'S TOO LATE!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

The entrance hall has a radiator.

Kitchen

9' x 15' 8" max (2.74m x 4.78m max)

The kitchen has a double glazed window to the rear of the property. It has base units, an integrated oven, induction hob, a one bowl sink and drainer, understairs storage and an original brick feature wall. There is a double glazed door to the rear garden in the hall space between the kitchen and the bathroom.

Lounge

11' 11" x 12' (3.63m x 3.66m)

The lounge has a double glazed window to the front of the property. It has exposed beams, a log burner with traditional stone and timber surround and a radiator.

Bathroom

The part tiled bathroom has a double glazed, frosted window to the side of the property. It has a bath with an overhead shower, WC, a large wash hand basin with a vanity unit, a heated towel rail and space for a washing machine.

First Floor

Landing

The landing has a radiator and a loft hatch with a ladder.

Bedroom 1

9' 3" + window x 12' 4" (2.82m + window x 3.76m)

Bedroom 1 has a double glazed window to the rear of the property, a storage cupboard and a radiator.



Bedroom 2

11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom 2 has a double glazed window to the front of the property, an original feature fireplace and a radiator.

Bedroom 3

7' 4" x 8' 3" (2.24m x 2.51m)

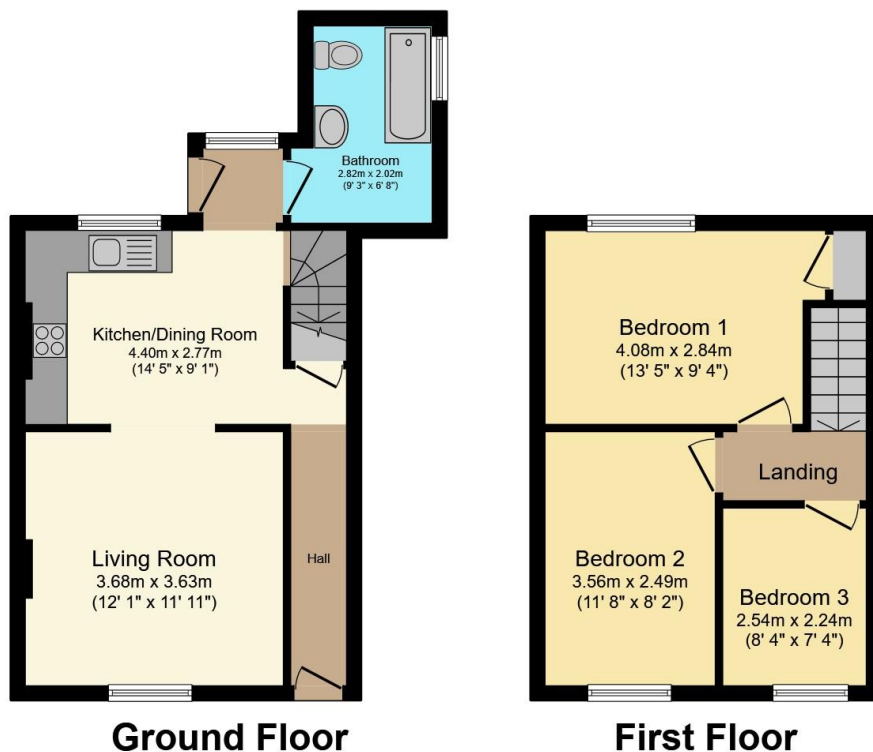
Bedroom 3 has a double glazed window to the front of the property, wooden flooring and a radiator.

Outside

Rear Garden

The courtyard style rear garden has brick borders, a sheltered bench with storage for bins underneath and an external light.





Total floor area 66.2 m² (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/GIL306343

Tenure: Freehold



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