



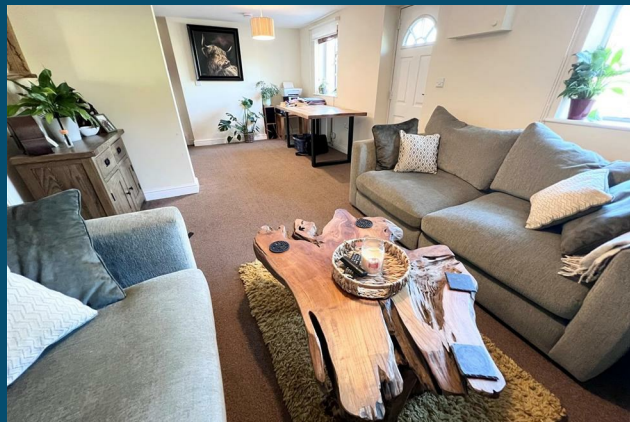
FIR TREE COTTAGE BAYFORD, WINCANTON, BA9 9NR

£280,000
FREEHOLD

A charming detached red brick-built cottage offering three bedrooms, family bathroom, kitchen, spacious living room, cloakroom and a good-sized garden. Viewing is highly recommended to fully appreciate this delightful property.



FIR TREE COTTAGE BAYFORD



DESCRIPTION

A charming detached red brick and render cottage that has been sympathetically modernised with electric heating. The accommodation comprises of a porch leading to a sitting/dining room. The kitchen is fitted with floor and wall cupboards, an inset stainless steel sink unit, electric oven, ceramic hob and cooker hood. There is a cloakroom with a white low-level WC and chrome heated towel rail. On the first floor there are three bedrooms, an airing cupboard and a bathroom fitted with a white suite, electric shower over bath with screen, wash hand basin, low-level WC, chrome heated towel rail, extractor fan and shaver light.

Outside, The front garden has a paved area enclosed by a low brick boundary wall. The rear garden is approximately 70ft x 35ft and features a lawn with trees, a shed, walled, hedged boundaries and side access.

SITUATION

Bayford is a village on the eastern edge of Wincanton, close to the Dorset border, with a village hall and the community-owned public house, The Bayford Inn. From Bayford, it is a short uphill walk to the church at Stoke Trister and a mile on foot to the centre of Wincanton.

Surrounded by attractive countryside, Bayford is within easy reach of Gillingham and Bruton, with Yeovil, Sherborne and Salisbury further afield. The A303 is around five minutes' drive away, providing good road links towards London and the South West, with rail services available from Gillingham, Castle Cary and Bruton.

Additional Information

Services: Mains Water, Electricity & Drainage.

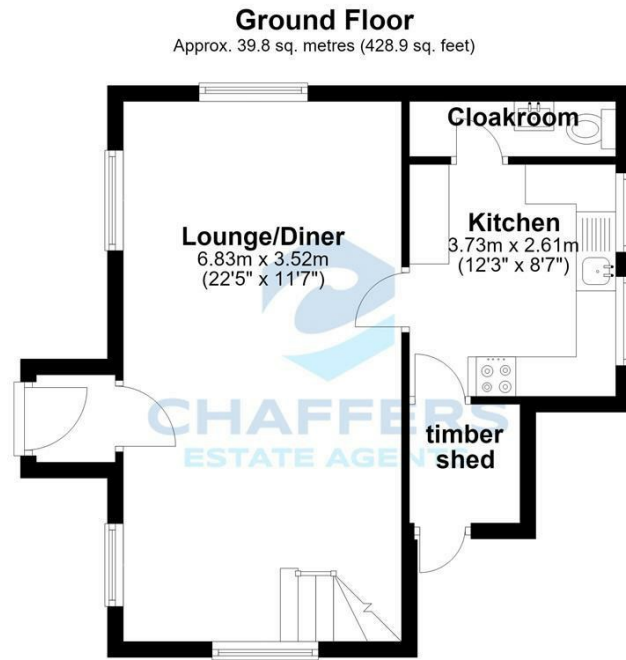
Council Authority: Somerset Council ~ Council Tax Band: C

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.

Energy Performance Certificate: Rated: E

FIR TREE COTTAGE BAYFORD





Total area: approx. 76.7 sq. metres (825.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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