



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Mill Street
Wincanton

Offers In Excess Of
£140,000

A characterful two bedroom ground floor apartment situated in the heart of the Somerset market town of Wincanton, within easy reach of a good range of everyday amenities. The property forms part of a Grade II listed conversion, originally built in 1859 as a Chapel School and later used as a printing works.

Arranged over a single floor, the apartment offers an entrance hall, a generous open plan sitting and dining room, a kitchen, two double bedrooms and a family bathroom. The property benefits from two separate entrances, retains a wealth of original character throughout and enjoys the original arched windows to the front elevation.

Outside, the frontage is enclosed by the original metal railings with a flagstone path leading to the entrance. On street parking is available directly outside. Offered for sale with the benefit of no onward chain.

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



The Property

Accommodation

Inside

The main entrance lies to the side of the building where double doors open into a communal entrance hall with stairs rising to the first floor and door to this apartment. The apartment also has a double storage cupboard in the communal entrance. The front door opens into the hall, which has a double cloaks cupboard and doors leading off to the accommodation. For practicality and appearance, the floor is laid in a wood effect laminate, which continues into the open plan living space.

The living space benefits from two large windows with additional glazing to the front of the building plus double doors, with further timber doors to the front. There are display shelves and cabinets that provide useful storage, and there is

plenty of room for a large dining table and chairs as well as armchairs and settees for relaxing.

The kitchen is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is a built in electric oven and gas hob with an extractor hood above plus space for fridge/freezer and plumbing for a washing machine.

There are two double bedrooms that lie to the back of the apartment, both have a high level window with additional glazing and the main bedroom has a bed frame cabinet. The bathroom is surprisingly large and is fitted with a bath, walk in shower cubicle, WC and pedestal wash hand basin.

Outside

From the pavement, a metal gate opens onto a flagstone path that leads to steps rising to the double timber doors of the open plan living space. The apartment has use of the frontage and it could be transformed into a delightful seating area. On either side of the path there are gravelled areas and the whole frontage is enclosed by the original metal railings.

Useful Information

Energy Efficiency Rating tba
Council Tax Band A
Original Arched Window with secondary internal glazing
The gas boiler is not functional and this will not be rectified by the seller
Mains Drainage
Freehold
No Onward Chain

Directions

Postcode - BA9 9AP
What3words - octagon.arching.fetches

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