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ESTATE AGENTS









North Street

Wincanton, BA9 9AT

Nestled on North Street in the charming town of Wincanton, this delightful Georgian two double bedroom terraced cottage offers a perfect blend of period character and modern convenience. Spanning 732 square feet, the property features an inviting living room, kitchen, small utility area and downstairs shower room. The property is complemented by a fenced and walled rear garden. EPC Band:- D

Offers Over £185,000 Freehold

Council Tax Band: B

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DESCRIPTION

Nestled on North Street in the charming town of Wincanton, this delightful Georgian two double bedroom terraced cottage offers a perfect blend of period character and modern convenience. Spanning 732 square feet, the property features an inviting living room, kitchen, small utility area and downstairs shower room. The property is complemented by a fenced and walled rear garden. Partially double glazed and equipped with gas-fired central heating, this home offers a cosy atmosphere throughout the year. Its prime location near the town centre means that local amenities, shops, and transport links are just a short stroll away, making it an ideal choice for those seeking both comfort and convenience.

Step inside the property and you are greeted with a living room boasting a wealth of character including flag stone flooring, exposed beams, inglenook fireplace housing a gas coal effect fire, two recessed shelve niches, window seat, stairs to first floor with cupboard underneath and door to:- kitchen with a range of floor and wall units including space for cooker, flagstone flooring, ceiling lights and half glazed door to:- utility area with plumbing for washing machine, Glow Worm combination boiler and glazed sliding door to garden. To complete the layout on this floor is a modern shower room comprising:- tiled shower cubicle, wash basin, low level WC, shaver point and extractor fan.

The landing on the first floor leads to the main bedroom with exposed beams, built in double wardrobe with shelves to the sides and stairs to the second floor which leads to:- second double bedroom featuring exposed beams and a double eaves cupboard for extra storage.

This charming cottage is a wonderful opportunity for anyone looking to embrace the character of a period home in a vibrant community.

OUTSIDE

Outside, the property is complemented by a fenced and walled rear garden which is need of a little TLC. The garden features a small lawned area edged with mature shrubs and trees including a useful brick store and outside tap.

LOCATION

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.

Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as 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.

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, Gas, Electricity & Drainage.
Council Authority: Somerset Council ~ Council Tax Band: B
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: D



Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road for approx. 4-5 miles and then merge onto the A303/A371. Take the A371 exit towards Shepton Mallet/Castle Cary/Wincanton/Blandford/A357. At the roundabout take the 3rd exit onto Southgate Road/B3081. At the next roundabout take the 1st exit and stay on Southgate Road/B3081. At the mini roundabout turn left onto B3081 for approx. 0.2 miles and then a slight right onto Church Street/B3081. Continue on this road and at the top of the hill turn left onto North Street. Proceed down the hill where the cottage can be found on the left hand side.





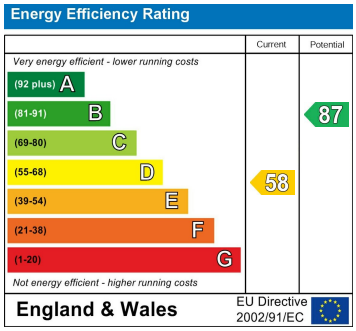





Floor Plan



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