



Cavalier Way , Wincanton BA9 9ED

*** MUST VIEW PROPERTY *** Ideal Starter Home or Investment - A lovely flat in Wincanton with a generous reception room and two comfortable bedrooms. Perfect for relaxing, entertaining, or making your first step onto the property ladder.

Offers over £100,000 Leasehold

Local Authority
Council Tax Band **A**
EPC Rating **D**

Ground Floor
Approx. 59.6 sq. metres (641.0 sq. feet)

The floor plan illustrates the layout of the ground floor. It features a living room measuring 3.94m (12'11") max by 7.63m (25'), a kitchen measuring 2.66m (8'9") by 4.14m (13'7" max), and two bedrooms: Bedroom 1 at 2.51m x 3.15m (8'3" x 10'4") and Bedroom 2 at 2.60m x 2.00m (8'6" x 6'7"). A central bathroom is also included. The plan shows various rooms with their dimensions and a staircase leading to the upper floor.

**NUBELLA
ESTATES**

Total area: approx. 59.6 sq. metres (641.0 sq. feet)



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