

Guide Price £104,500

1 Bedroom Flat for sale

Flat 3 7-8 Market Place, Wincanton

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Overview

Set in an attractive Grade II listed period building in the heart of Wincanton's historic Market Place, this charming first-floor apartment blends timeless character with effortless modern living. It comes fully furnished! Featuring a uniquely shaped, light-filled living and dining room, a sleek modern kitchen, a restful double bedroom, and a contemporary bathroom, every piece of furniture and essential is already in place. Whether you are a first-time buyer wanting a turnkey home with zero setup costs, looking for a low-maintenance lock-up-and-leave, or seeking an immediate buy-to-let investment achieving a strong gross yield, this property is ready to enjoy from day one. Lines are open 24/7 to book your viewing!

Key Features

- Grade II Listed Period Property
- No Onward Chain
- Exceptional buy-to-let yield
- Sold Fully Furnished, Completely turnkey
- Characterful Living Space
- Secure Audio Intercom





Welcome to your ultimate turnkey town-centre haven!

Set within an attractive Grade II listed period building right in the heart of Wincanton, this beautifully proportioned first-floor apartment effortlessly marries historic charm with crisp modern convenience, with all furniture, fixtures, and key furnishings included in the sale!

Accessed via a secure audio intercom telephone entry system into the communal stairwell, the apartment welcomes you with a light, airy central hallway. From here, you step into a restful double bedroom complete with a double bed, bedroom furnishings, and dedicated space for wardrobe storage. Directly adjacent is the fresh, contemporary bathroom, smartly finished with a modern three-piece suite including a bath with shower over, tiled splashbacks, and modern fittings.

A short set of feature steps leads down into the real showpiece of the home: the spacious, open-plan living and dining room. Its unique architectural shape gives it distinct character, beautifully complemented by the high ceilings and classic period sash window that floods the room with natural light. Fully dressed with comfortable lounge seating and dining furniture, it provides a ready-made setting to relax, entertain, or work from home without lifting a finger or hiring a removals van.

Flowing neatly off the living room is the fitted kitchen, thoughtfully arranged with contemporary cabinetry, clean work surfaces, a single drainer sink unit, and designated spaces for an electric cooker and refrigerator

Location & Lifestyle

Step outside the front door and you have the historic Market Place and town amenities right at your fingertips. Wincanton offers a delightful selection of independent cafes, bakeries, traditional pubs, and local shops, as well as two edge-of-town supermarkets. Sports and leisure enthusiasts are well catered for with the local community leisure centre, gym facilities, and the popular Holbrook House Hotel & Spa nearby. Surrounded by rolling South Somerset countryside, the property is within easy reach of the world-famous National Trust Stourhead Estate, as well as fashionable cultural hotspots including Bruton (home to Hauser & Wirth and The Newt in Somerset) and Castle Cary. For commuters, the A303 is just minutes away, offering swift road links to London and the West Country, alongside nearby mainline rail connections from

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Templecombe, Gillingham, and Castle Cary.

Additional Information

Tenure: Leasehold.

Lease Details: 125 years commencing 29 September 1994 (~93 years remaining)

Ground Rent: £150 per annum

Service / Maintenance Charge: £200 per annum.

Listing Status: Grade II Listed period building

Heating: Electric (fully working order)

Services: Mains water, mains electricity, and mains drainage connected

Council Tax Band: Band A (Somerset Council)

Parking: On-street parking

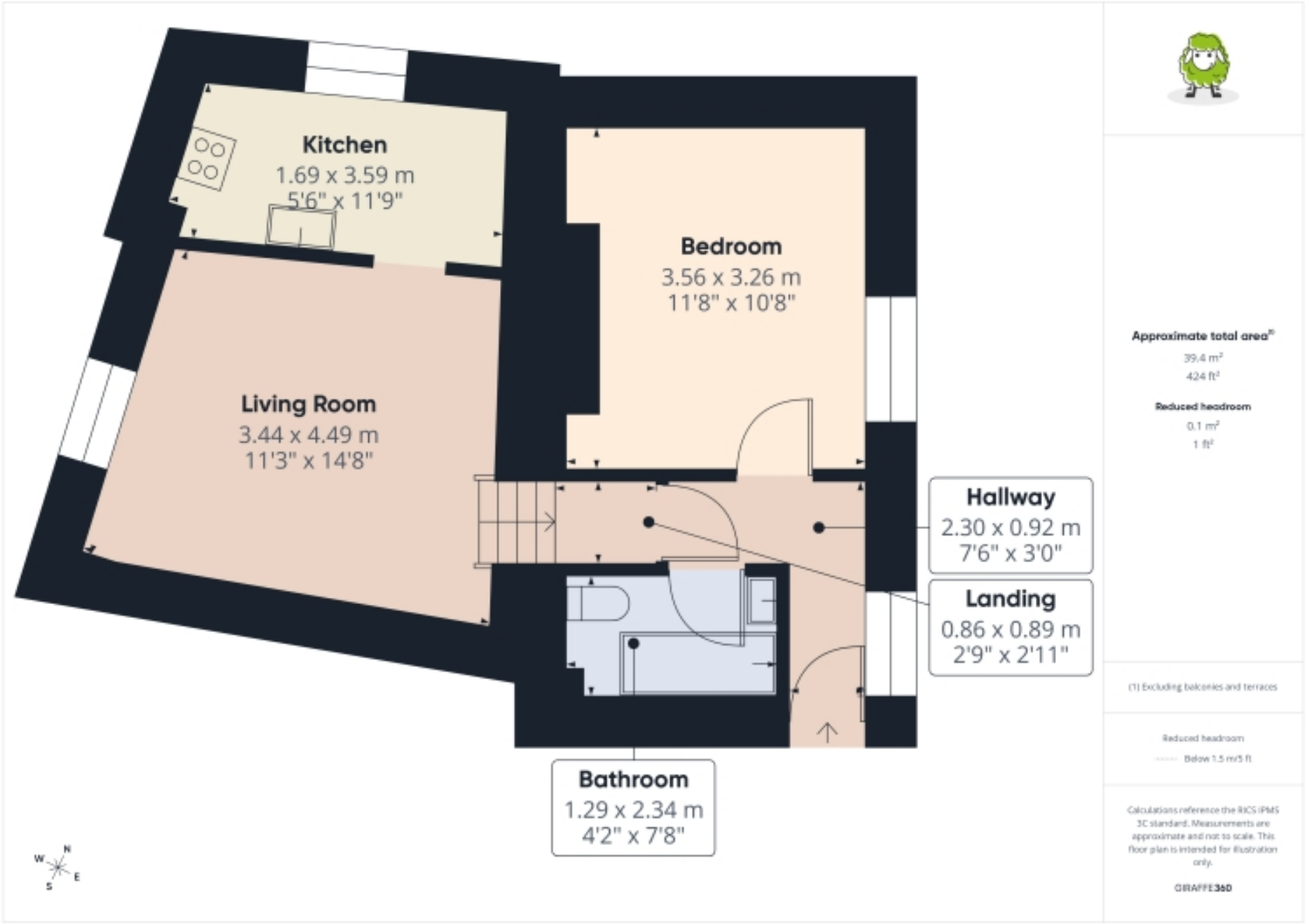
Communal Areas: Secure shared communal entrance stairwell

Inclusions: Sold fully furnished with all existing furniture and fittings included

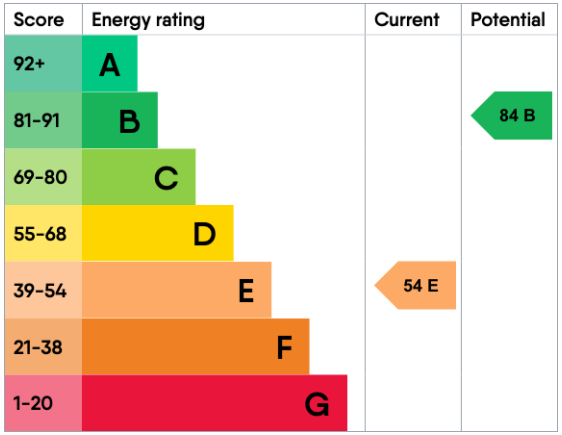
EPC: E

Viewings: Booking available 24/7

Floorplans


Kitchen
1.69 x 3.59 m
5'6" x 11'9"
Bedroom
3.56 x 3.26 m
11'8" x 10'8"
Living Room
3.44 x 4.49 m
11'3" x 14'8"
Hallway
2.30 x 0.92 m
7'6" x 3'0"
Landing
0.86 x 0.89 m
2'9" x 2'11"
Bathroom
1.29 x 2.34 m
4'2" x 7'8"
N
W
E
S
Approximate total area(1)
39.4 m²
424 ft²
Reduced headroom
0.1 m²
1 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 1.5 m/5 ft
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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EPC


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
54 E
84 B







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