



Connells

Priory Villas
WINCANTON



Property Description

A beautiful three-bedroom cottage set in the heart of the market town of Wincanton, Somerset. Comprising original character features and a cosy living room fit with a gorgeous log-burning stove, this home has been configured to create a more open and modern feel throughout. Some of the works that have been completed include a new kitchen and new bathroom within the last 2 years to ensure peace of mind for any buyer. CALL CONNELLS AND BOOK YOUR VIEWING BEFORE IT'S TOO LATE!

Entrance Hall

The entrance hall has a radiator.

Kitchen

9' x 15' 8" max (2.74m x 4.78m max)

The kitchen has a double glazed window to the rear of the property. It has base units, an integrated oven, induction hob, a one bowl sink and drainer, understairs storage and an original brick feature wall. There is a double glazed door to the rear garden in the hall space between the kitchen and the bathroom.

Lounge

11' 11" x 12' (3.63m x 3.66m)

The lounge has a double glazed window to the front of the property. It has exposed beams, a log burner with traditional stone and timber surround and a radiator.

Bathroom

The part tiled bathroom has a double glazed, frosted window to the side of the property. It has a bath with an overhead shower, WC, a large wash hand basin with a vanity unit, a heated towel rail and space for a washing machine.



First Floor

Landing

The landing has a radiator and a loft hatch with a ladder.

Bedroom 1

9' 3" + window x 12' 4" (2.82m + window x 3.76m)

Bedroom 1 has a double glazed window to the rear of the property, a storage cupboard and a radiator.

Bedroom 2

11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom 2 has a double glazed window to the front of the property, an original feature fireplace and a radiator.

Bedroom 3

7' 4" x 8' 3" (2.24m x 2.51m)

Bedroom 3 has a double glazed window to the front of the property, wooden flooring and a radiator.

Outside

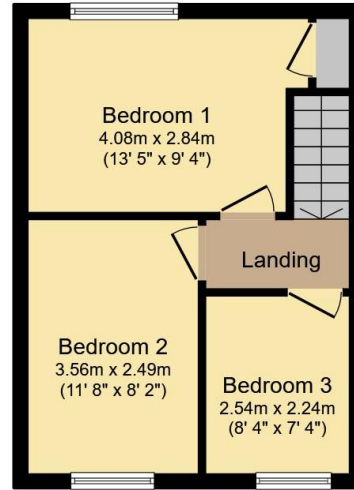
Rear Garden

The courtyard style rear garden has brick borders, a sheltered bench with storage for bins underneath and an external light.





Ground Floor



First Floor

Total floor area 66.2 m² (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: D Council Tax Band: B

view this property online connells.co.uk/Property/GIL306343

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL306343 - 0007