



Connells

Vedellers Close
Wincanton



Property Description

Presenting a great opportunity for first-time buyers, investors, and downsizers to purchase this excellent two-bedroom end-of-terrace home in the heart of the bustling market town of Wincanton, Somerset. Offered to the market with no forward chain, this well-maintained modern home boasts a great amount living space on the ground floor including a downstairs WC. Upstairs you will find two double bedrooms alongside a family bathroom. This home also comes with two off-street parking spaces which are allocated to the property and a rear garden fit for purpose. Don't miss out - call us today and book your viewing!

Ground Floor

Entrance Hall

The entrance hall has a smoke alarm and radiator.

Lounge

The lounge has two windows to the rear of the property, a door to the rear garden, a radiator, TV point, thermostat and an understairs storage cupboard.

Kitchen

The kitchen has a window to the front of the property, both wall and base cabinets, an integrated oven, hob, an extractor hood, a sink and drainer as well as space for a fridge freezer and a washing machine.

Cloakroom

The cloakroom has a window to the side of the property, a WC, hand wash basin and a radiator.

First Floor

Landing

The landing has a loft hatch, smoke alarm and a radiator.



Bedroom 1

Bedroom 1 has two windows to the rear of the property, a radiator and a TV point.

Bedroom 2

Bedroom 2 has two windows to the front of the property, a radiator, TV point and an integrated wardrobe.

Bathroom

The bathroom has a bath with a shower, a WC, hand wash basin and a heated towel rail.

Outside

Front Garden

The front garden has a canopy porch, an external light and two allocated parking spaces.

Rear Garden

The rear garden is patio to lawn. It has fence borders, an external light, an external tap and side access to the front of the property.

Agents Notes

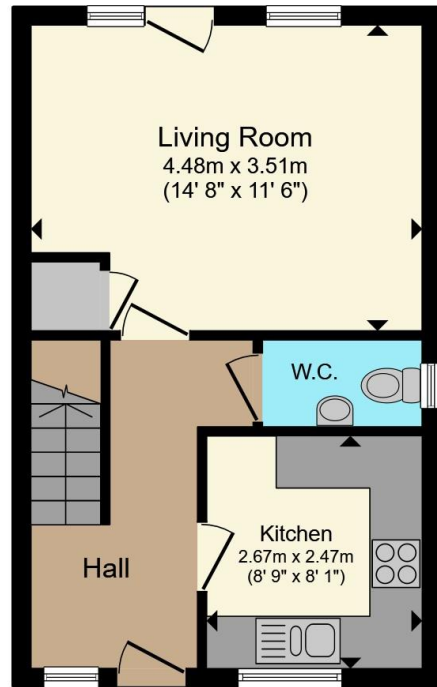
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view this property.

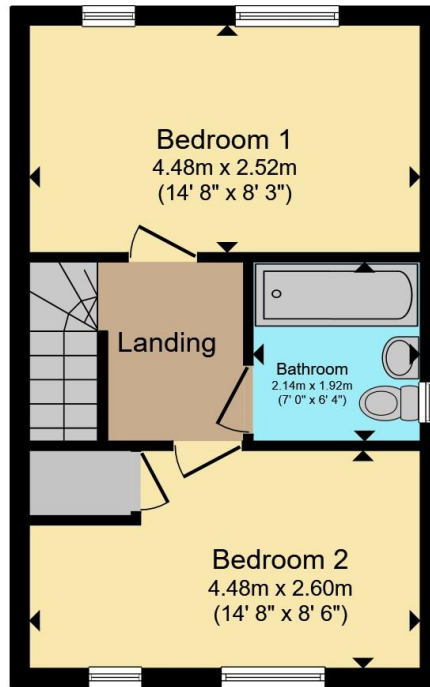
The monthly service charge of £17.48 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.





Ground Floor



First Floor

Total floor area 66.1 m² (712 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

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4 Clive House High Street
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EPC Rating: B Council Tax
 Band: B

view this property online connells.co.uk/Property/GIL306673

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.

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