



**Connells**

Lawrence Hayes  
Wincanton



## Property Description

\*\*OPEN HOUSE: LIMITED SLOTS AVAILABLE ON SATURDAY 21ST FEBRUARY\*\* This spacious three-bedroom semi-detached home is situated amongst a quiet residential area in the popular town of Wincanton, Somerset. Comprising a great amount of space throughout, equalled by a fantastic garden space for the family to enjoy; this home is complete with driveway parking for multiple cars and a single garage. DO NOT MISS YOUR CHANCE TO VIEW - CALL CONNELLS AND BOOK YOUR SLOT TODAY!

### Entrance Porch

The entrance porch has a double glazed window to the side of the property.

### Entrance Hall

The entrance hall has a smoke alarm and a radiator.

### Lounge / Dining Room

The lounge / dining room has two double glazed windows to the front of the property and a sliding door to the conservatory. It has two radiators, a TV point, electric fireplace and a thermostat.

### Kitchen

The kitchen has a double glazed window to the rear of the property and a door to the side of the property. It has an oven and a hob, a serving hatch, an understairs cupboard / pantry, a one bowl sink and drainer, the boiler, as well as space for a washing machine and fridge freezer.

### Conservatory

The conservatory has four double glazed windows to the side of the property, four double glazed windows to the rear of the property and double glazed sliding doors to the rear garden.

## **First Floor**

### **Landing**

The landing has a double glazed window to the side of the property, a loft hatch and a smoke alarm.

### **Bedroom 1**

Bedroom 1 has two double glazed windows to the front of the property. It has integrated wardrobes and a radiator.

### **Bedroom 2**

Bedroom 2 has four double glazed windows to the rear of the property. It has an integrated double wardrobe and a radiator.

### **Bedroom 3**

Bedroom 3 has two double glazed windows to the front of the property. It has storage cupboard and a radiator.

### **Bathroom**

The part tiled bathroom has two double glazed windows to the rear of the property. It has a bath with an overhead electric shower, a hand wash basin, and a heated towel rail.

### **WC**

It has a double glazed window to the side of the property and a WC.

## **Outside**

### **Front Garden**

The front garden has a garage with an electric door and a driveway for multiple vehicles.

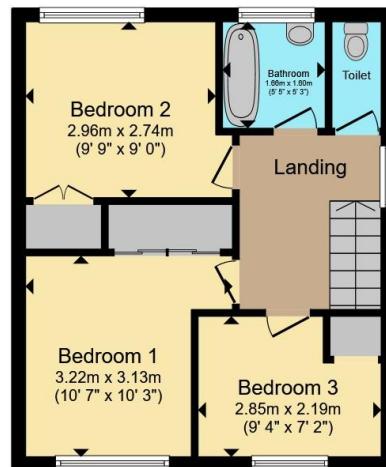
### **Rear Garden**

The rear garden is laid patio to lawn. It has fence borders, shrubs, an external tap, side access to the front of the property and a path to the shed.





**Ground Floor**



**First Floor**

Total floor area 108.6 m<sup>2</sup> (1,169 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: D      Council Tax  
 Band: C

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Tenure: Freehold



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