



HAMBLETON
ESTATE AGENTS

5 THE AVENUE
WINCANTON
BA9 9HH



£300,000

5 The Avenue, Wincanton, Somerset, BA9 9HH

A wonderful opportunity to purchase a chain free, spacious, three bedroom semi-detached house offering off street parking, garage and gas central heating. 5 the Avenue also offers great potential for extension, annex, or separate dwelling. – subject to planning permission and building regulations.

Situated on a large corner plot, on a popular residential road within easy reach of local amenities this property is sure to appeal to a variety of buyers.

Upon entering, you are welcomed into a hallway with space for coats and boots. To your left a door opens to a spacious light and airy living room with a large bay window. The kitchen/diner has a sociable layout perfect for everyday family life. There is a good range of units and plenty of work surface incorporating a peninsular providing separation from the dining area. A door opens to a side passage giving access to a useful utility room and cloakroom.

Moving upstairs, there is a modern shower room and three bedrooms, with two being large doubles.

We highly recommend an internal viewing on the spacious family home.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and sports centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

UPVC double glazed front door to:

ENTRANCE HALL: Radiator and stairs to first floor landing.

SITTING ROOM: 16'6" x 13'2" (maximum) A light and airy room featuring a large double glazed bay window. Radiator, telephone point and wall mounted electric fire providing a focal point for the room.

KITCHEN/DINER: 16'5" x 11'10" Inset single drainer stainless steel sink unit with cupboard below, further range of drawer and base units with work surface over, built-in oven with inset gas hob above, dual aspect double glazed windows to front and side aspects, space for dishwasher, tiled floor, radiator, large cupboard housing gas boiler supplying domestic hot water and radiators, understairs cupboard, UPVC double glazed door to enclosed side hallway with doors to WC and utility room.

UTILITY ROOM: 10' x 8' (maximum) Inset single drainer stainless steel sink unit with cupboard below, work surface, space for washing machine, double glazed window to front aspect and door to garage.

WC: Low level WC, wash basin and window to rear aspect.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Double glazed window to rear aspect and hatch to loft.

BEDROOM 1: 13'3" x 8'10" Dual aspect double glazed windows to front and side aspects, radiator and built-in single wardrobe.

BEDROOM 2: 11'10" x 11'1" Radiator, double glazed window to front aspect and large over stairs cupboard.

BEDROOM 3: 9'10" x 7'4" Radiator and double glazed window to side aspect.

SHOWER ROOM: Modern white suite with shower cubicle, low level WC, pedestal wash hand basin, heated towel rail and double glazed window to rear aspect.

OUTSIDE

FRONT GARDEN: A large corner plot with lawned areas to the front and side fronted by a mature hedge. A driveway leads to the garage.

REAR GARDEN: A small easy to maintain courtyard style garden being mainly laid with concrete ideal for pots and tubs.

GARAGE: 16'6" x 9'6" An attached single garage up and over door, light and power. Door to store room.

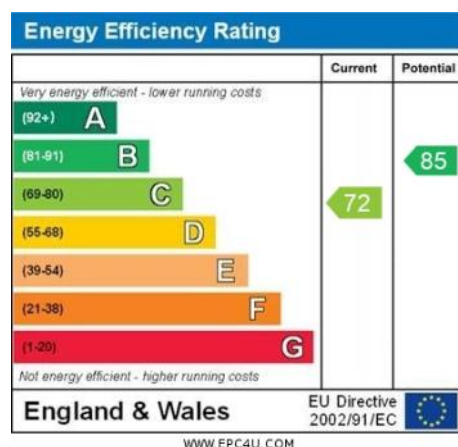
DIRECTIONS: From our office in Wincanton proceed up the High Street towards Bayford. Take the first turning on the right into Common Road then second on the right into Balsam Field. The Avenue is the first turning on the right.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: B

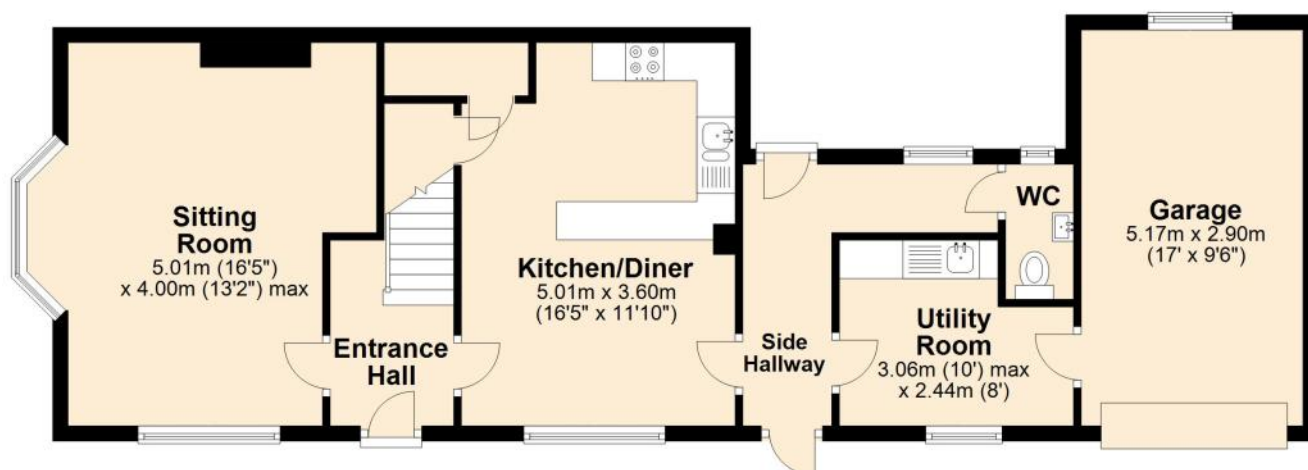
TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



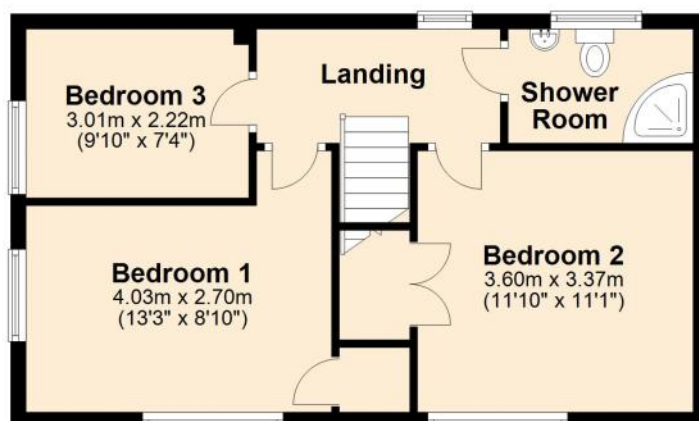
Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)

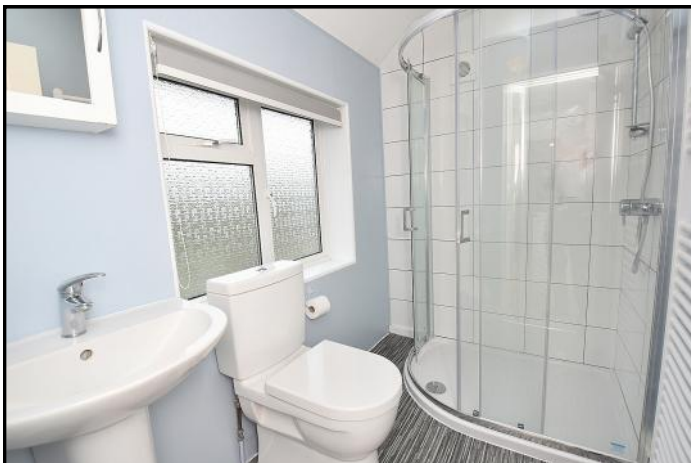


Total area: approx. 118.4 sq. metres (1274.7 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

