A deceptively spacious end terrace house situated on a small mews development. The property enjoys the benefit of generous room sizes, fitted kitchen/breakfast room, downstairs study, master bedroom with en-suite shower room, double glazed windows, gas central heating and sunny aspect garden.

AN EARLY VIEWING IS HIGHLY RECOMMENDED

£200,000

- ENTRANCE HALL
- LOUNGE/DINER
- STUDY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- 3 BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- GARDEN
- ALLOCATED PARKING
- GCH
- DOUBLE GLAZING
LOCATION: Wincanton is a small Somerset town lying just north of the A303 and offers a range of day to day facilities including doctors surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

ACCOMMODATION
Storm porch to front door:

ENTRANCE HALL: Radiator, storage cupboard housing wall mounted gas boiler and coved ceiling with smoke alarm.

CLOAKROOM: A white suite comprising low level WC, pedestal wash hand basin, radiator, tiled floor, obscure double glazed window and coved ceiling.

LOUNGE/DINER: 19’5” x 12’5” (excluding large recess). A light and airy room with double doors leading out onto the rear garden. Two radiators, understairs cupboard, double glazed windows to side and rear aspects and doors to study hallway and kitchen.

KITCHEN: 12’8” (max) x 9’2” Fitted kitchen comprising inset single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with working surface over, built-in Belling double electric oven with inset four burner hob above, space for washing machine, double glazed window to front aspect, radiator, integrated fridge/freezer and coved ceiling with downlighters.

STUDY: 6’7” x 6’7” Radiator, double glazed window to rear aspect and coved ceiling.

From the hallway stairs to first floor.

FIRST FLOOR
LANDING: Hatch to loft, smoke alarm and linen cupboard.

BEDROOM 1: 12’1” x 9’1” Radiator, double glazed window to front aspect, built in double wardrobe with hanging rail and shelf, door to:

EN-SUITE SHOWER ROOM: A white suite comprising shower cubicle, low level WC, pedestal wash hand basin, obscured double glazed window, downlighters, heated towel rail, light with shaver socket and extractor.

BEDROOM 2: 10’2” x 9’9” Radiator and double glazed window to rear aspect.

BEDROOM 3: 9’8” x 8’10” Radiator, double glazed window to rear aspect and built in double wardrobe with hanging rail and shelf.

BATHROOM: A white suite comprising bath with shower over and tiled to splash prone areas, pedestal wash hand basin, low level WC, heated towel rail, window to side aspect, downlighters and extractor.

OUTSIDE
FRONT GARDEN: Laid to lawn and stones ideal for tubs. Side access to:

REAR GARDEN: An easy to maintain sunny aspect garden being mainly paved and enclosed by wood panel fencing. Summer house with light and power, useful garden shed. Water tap.

PARKING: Allocated parking nearby.

DIRECTIONS: From our office in Wincanton proceed down the High Street and onto the one way system. Keep to the left and as you exit the one way system turn left into Moor Lane and first right into Fire House Mews. Number 8 will be found straight ahead on the far right.

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

COUNCIL TAX BAND: C

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

PROPERTY MISDESCRIPTION ACT
We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

Viewing Notes:-