



**HAMBLEDON**  
ESTATE AGENTS

**RIGA  
WINCANTON  
BA9 9BG**



**£325,000**

- ◆ **DETACHED BUNGALOW TUCKED AWAY IN A SMALL CLOSE**
- ◆ **NO FORWARD CHAIN ◆ SPACIOUS ENTRANCE HALL**
- ◆ **LIGHT & AIRY SITTING/DINING ROOM ◆ GAS CENTRAL HEATING**
- ◆ **MODERN FITTED KITCHEN ◆ CONSERVATORY ◆ 3 BEDROOMS**
- ◆ **GARAGE & DRIVEWAY ◆ ENCLOSED REAR GARDEN**

# Riga, The Batch, Wincanton, Somerset, BA9 9BG.

A three bedroom detached bungalow tucked away in a small close within a short walk of a local convenience store and the town centre. The property is presented in excellent order having recently been redecorated, and is offered for sale with no forward chain.

The front door opens to a spacious entrance hall with a useful cloaks cupboard. To your left there is a light and airy sitting/dining room which runs the full width of the property, and at almost 21' is an impressive size. From the dining area a door conveniently opens to a modern fitted kitchen with stylish shaker style units. There are three good size bedrooms, two of which have built-in double wardrobes. Completing the accommodation is a bathroom, separate WC and conservatory enjoying an outlook over the rear garden.

**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 door to enclosed entrance porch and front door to:

**ENTRANCE HALL:** Radiator, airing cupboard housing hot water tank with immersion heater and shelving for linen, coat hooks, electric consumer unit, cloaks cupboard and coved ceiling with hatch to loft.

**SITTING/DINING ROOM:** 20'11" x 10'6" A light and airy room with a fireplace as its focal point. Two radiators, double glazed windows to front and rear aspects and door to:

**KITCHEN:** 10'5" x 8'6" (max) Inset single drainer stainless steel sink unit with cupboard below, further range

of wall, drawer and base units with work surface over, larder unit, electric cooker point, metro style tiling, coved ceiling with downlighters, double glazed window and door to:

**CONSERVATORY:** 10'5" x 8'9" Double glazed windows overlooking the rear garden and double glazed French doors to a paved terrace.

**BEDROOM 1:** 11'10" x 9'11" Radiator, built-in double wardrobe and double glazed window to front aspect.

**BEDROOM 2:** 9'11" x 8'7" Radiator, coved ceiling and double glazed window to rear aspect.

**BEDROOM 3:** 9'3" x 8'7" Radiator, built-in double wardrobe and double glazed window to front aspect.

**BATHROOM:** Panelled bath with Triton T80 electric shower over, pedestal wash hand basin, tiled to splash prone areas and double glazed window to rear aspect.

**WC:** Low level WC and double glazed window to rear aspect.

## OUTSIDE

**FRONT GARDEN:** Double gates open to a driveway providing off road parking. The front garden is mainly laid to lawn with a shrub and flower border enclosed by hedging and fencing. Side path to:

**REAR GARDEN:** A large paved terrace leads to an area of lawn enclosed by fencing and hedging.

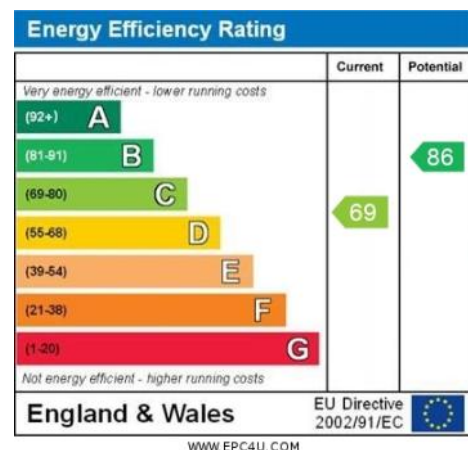
**GARAGE:** (16' x 8') Single garage with up and over door.

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

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** Strictly by appointment through the agents.

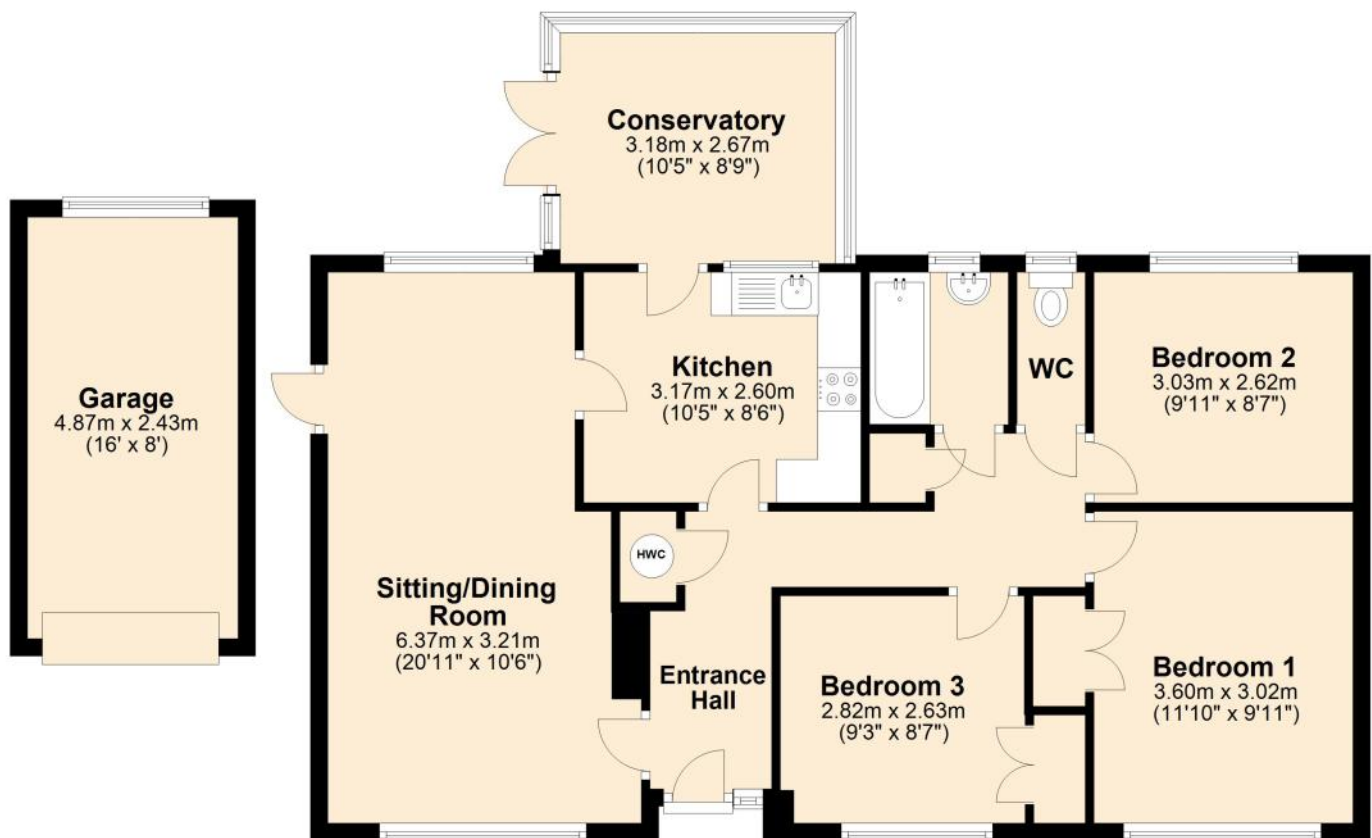






## Ground Floor

Approx. 95.4 sq. metres (1027.2 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 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.

