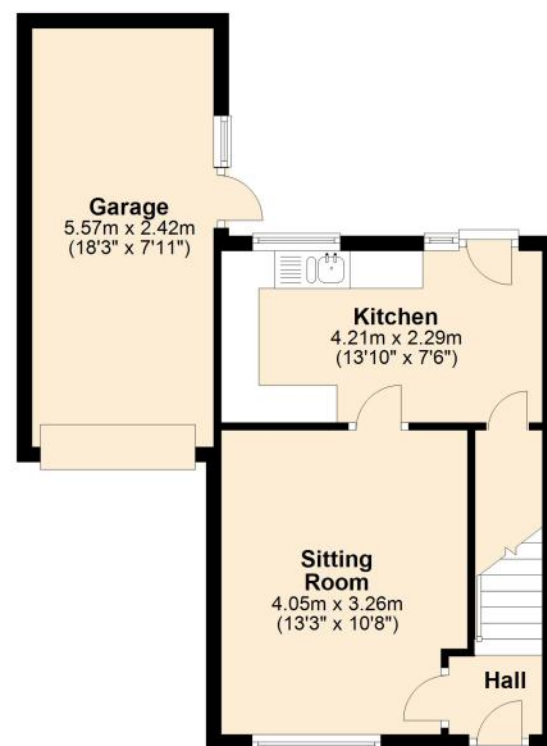




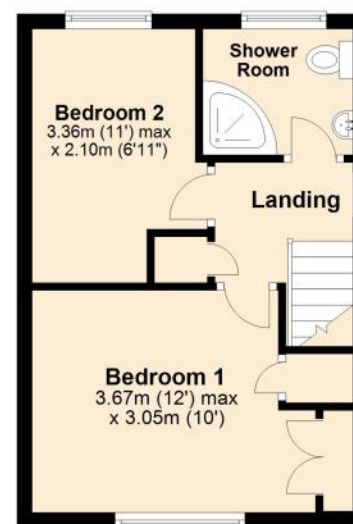
Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 68.7 sq. metres (739.3 sq. feet)



HAMBLEDON

ESTATE AGENTS

8 VALE VIEW GARDENS WINCANTON BA9 9SF



£225,000

- ◆ SEMI-DETACHED HOUSE WITH GARAGE
- ◆ SPACIOUS LIVING ROOM ◆ KITCHEN/DINER
- ◆ TWO BEDROOMS ◆ SHOWER ROOM ◆ GAS CENTRAL HEATING
- ◆ STYLISH FITTED KITCHEN ◆ NO FORWARD CHAIN

A two bedroom semi-detached house situated in a no through road on a popular residential development. The property enjoys the benefit of a modern stylish kitchen/diner with a door leading out to a sunny aspect garden, attached single garage with light and power and spacious living room. Venturing upstairs there is a shower room and two bedrooms with the master bedroom having a built-in double wardrobe and large storage cupboard. This delightful home is offered for sale with no forward chain and would make a perfect first time purchase or investment.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 www.hambledon.net
19 High Street, Wincanton, Somerset BA9 9JT
Email: wincanton@hambledon.net

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a town centre Co-Op supermarket, butcher, bakery, fruit and veg shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults and a leisure 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 approximately six miles from the main-line railway stations at Gillingham and Templecombe with direct access to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line. 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. Waitrose is 10 minutes drive away in Gillingham and an excellent local farm shop and restaurant at Kimbers is 5 minutes away. There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with ‘mini-town’ for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

UPVC double glazed front door to:

ENTRANCE HALL: Radiator, dado rail, consumer unit and stairs to first floor.

LIVING ROOM: 13’3” x 10’8” A light and airy room with two radiators, window to front aspect, coved ceiling, fitted gas fire with timber surround and mantle.

KITCHEN/DINER: 13’10” x 9’6” A modern stylish kitchen with an excellent range of gloss grey fronted wall, drawer and base units topped with a work surface. Single drainer stainless steel sink unit, window to rear aspect, tray recess, space for dishwasher, metro style tiling, understairs cupboard and double glazed door to rear garden.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Radiator, dado rail, linen cupboard with shelving and heater and hatch to loft.

BEDROOM 1: 12’ x 10’ Radiator, double glazed window to front aspect, built-in double wardrobe and large overstairs cupboard.

BEDROOM 2: 11’ (max) x 6’11” Radiator and double glazed window to rear aspect.

SHOWER ROOM: Shower cubicle, low level WC, pedestal wash hand basin, window to rear aspect and tiled to splash prone areas.

OUTSIDE

FRONT GARDEN: The front garden is laid to lawn with a driveway to one side leading to a single attached garage. Side gate to:

REAR GARDEN: A paved patio leads to an area of lawn enclosed by timber fencing. Personal door to garage.

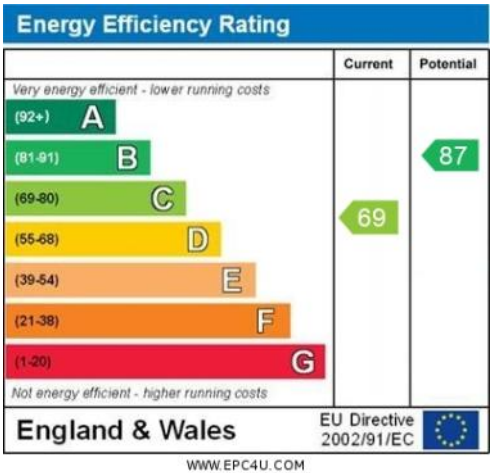
GARAGE: 18’3” x 7’11” Single attached garage with light and power.

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.



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.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Notes:-