

25 CHURCH WALK WINCANTON BA9 9FG



£265,000



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. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

25 Church Walk, Wincanton, Somerset, BA9 9FG

An attractive three bedroom end town house tucked away on a small development within easy reach of local amenities. The spacious living accommodation is spread over three floors and enjoys a modern open plan kitchen/living room with double glazed French doors opening onto a delightful sunny aspect rear garden. The master bedroom is a particular feature being exceptionally large with fitted wardrobes and an en-suite shower room. The remaining two bedrooms are both doubles with built-in wardrobes. Completing the accommodation is a useful utility/store room and the convenience of a downstairs cloakroom.

Moving outside, there is an attractive easy to maintain landscaped garden ideal of alfresco dining and entertaining. A gate at the rear of the garden leads conveniently out to an allocated parking space. The property also benefits from owning one of the few garages on the development situated in a nearby block together with a parking space in front of the garage. We highly recommend an internal viewing of this beautifully presented 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, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza 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 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 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

Front door with courtesy light to one side.

ENTRANCE HALL: Understairs cupboard, radiator, smoke detector, telephone point, coved and smooth plastered ceiling and stairs to first floor.

LIVING/DINING ROOM: 17'5" x 13'5" A spacious light and airy room with French doors opening onto an area of timber decking enjoying an outlook over the attractive rear garden. Two radiators and an opening to:

KITCHEN: 12'8" x 5'1" A sociable open plan kitchen with a large breakfast bar providing separation between the kitchen and living area. Inset single drainer stainless steel sink unit with cupboard below, further range of matching white gloss fronted wall, drawer and base units with work surface over, built-in double oven with inset electric hob and extractor above, downlighters, space for a fridge and slim-line dishwasher, and double glazed window to front aspect.

CLOAKROOM: Suite in white comprising close coupled WC, pedestal wash hand basin with tiled splashback, radiator and extractor fan.

From the entrance hallway stairs lead off to:

FIRST FLOOR:

LANDING: Airing cupboard housing hot water tank with slatted shelf over, understairs recess, radiator, smoke detector and stairs rising to second floor.

BEDROOM 2: 10'9" x 10'4" Single fitted wardrobe, useful over stairs cupboard housing the gas central heating boiler, radiator, television and telephone points and double glazed window to the front aspect.

BEDROOM 3: 10'5" (maximum) x 9'6" Fitted double wardrobe with hanging rail and shelf, telephone and television aerial points, radiator and double glazed window to rear aspect overlooking the garden.

BATHROOM: Suite in white comprising close coupled WC, pedestal wash hand basin, and shaped shower bath with fitted shower and curved glass shower screen and heated towel rail,

SECOND FLOOR:

LANDING: Smoke detector and doors to store/utility room and master bedroom.

BEDROOM 1: 18'5" x 13'9" An impressive master bedroom being exceptionally spacious with fitted double wardrobe with hanging rail and shelf, double glazed window to front aspect, hatch to loft, radiator, television and telephone points and door to:

EN-SUITE SHOWER ROOM: Suite in white comprising shower cubicle with fitted shower, close coupled WC, pedestal wash hand basin, heated towel rail, shaver point with light, wash hand basin, velux roof window and tiled to splash prone areas.

STORE/UTILITY ROOM: . 5'7" x 6'2" Space and plumbing for washing machine.

OUTSIDE: A small front garden ideal for pots and tubs. The rear garden enjoys a sunny aspect with an area of timber decking providing the perfect spot to sit and relax after a busy day. There is an area of artificial lawn for easy maintenance with a low wall to one side providing space to display pots and tubs. A paved path extends to the rear of the garden with a gate opening to a parking space. The garage with parking in front lies a short walk away in a nearby block.

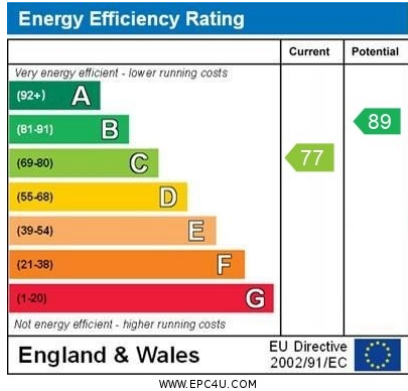
DIRECTIONS: From our office in Wincanton proceed down the High Street into the one-way system, continue past the schools and at the bottom of South Street turn right into Station Road. Continue along Station Road for approximately 200 meters and Church Walk will be found on the right hand side.

SERVICES: Water, electricity, gas, drainage and telephone all subject to the usual utility regulations.

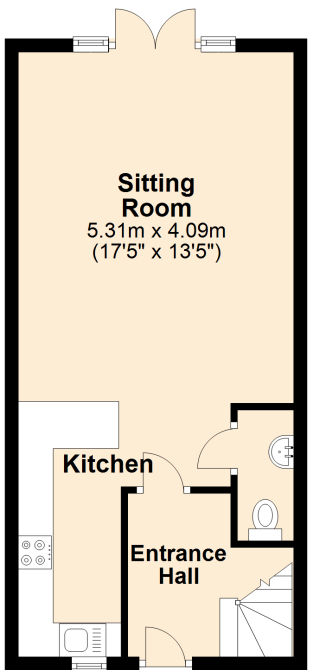
COUNCIL TAX BAND: C

TENURE: Freehold

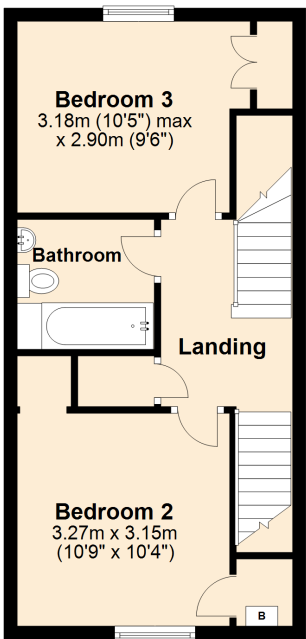
VIEWING: Strictly by appointment through the agents.



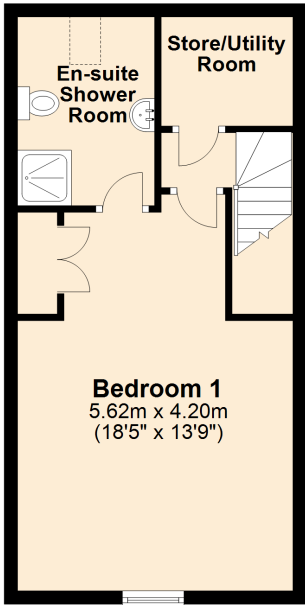
Ground Floor
Approx. 37.8 sq. metres (407.0 sq. feet)



First Floor
Approx. 37.8 sq. metres (407.0 sq. feet)



Second Floor
Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 111.5 sq. metres (1200.2 sq. feet)