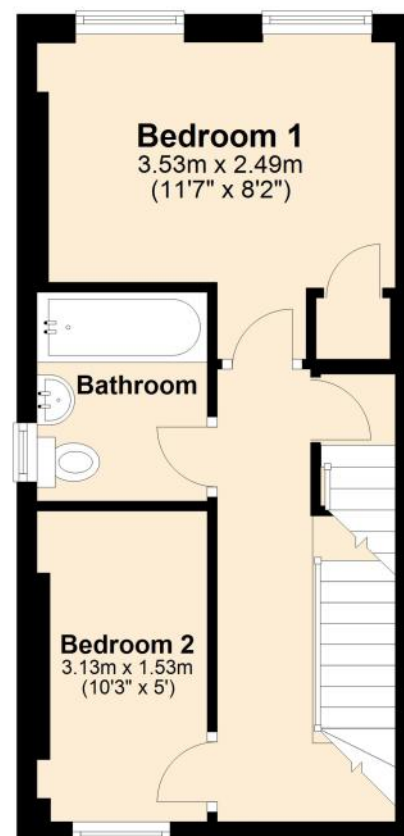




First Floor
Approx. 28.1 sq. metres (302.9 sq. feet)



Second Floor
Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 sq. feet)



**FLAT 2, 9 STATION ROAD
WINCANTON
BA9 9EP**



£139♦950

- ♦ **SPACIOUS FLAT WITH ACCOMMODATION OVER 2 FLOORS**
- ♦ **HUGE KITCHEN/LIVING ROOM ♦ 2 BEDROOMS**
- ♦ **BATHROOM ♦ ELECTRIC HEATING ♦ SASH WINDOWS**
- ♦ **NO FORWARD CHAIN ♦ NEW 999 YEAR LEASE**
- ♦ **CONVENIENT LOCATION**

A characterful two bedroom flat forming part of a period house situated within easy reach of the town centre amenities. The accommodation is spread over two floors with the top floor enjoying a wonderful open plan living room/kitchen with an outlook over St Peter & St Paul Church. The property will benefit from a new 999 year lease making this an ideal investment or first time buy.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 Fax: (01963) 34003
19 High Street, Wincanton, Somerset BA9 9JT
www.hambledon.net

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, 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

Communal entrance hall to front door with stairs leading to:

FIRST FLOOR LANDING: LED downlighters.

BEDROOM 1: 11’7” x 8’2” Two sash windows enjoying an outlook over the church, wall mounted electric heater, built-in wardrobe with hanging rail and telephone point.

BEDROOM 2: 10’3” x 5’ Fitted shelving and sash window to rear aspect.

BATHROOM: Panelled bath, low level WC, pedestal wash hand basin, tiled to splash prone areas, extractor, electric shaver point and light.

From the landing stairs rise to the second floor into:

SECOND FLOOR

LIVING ROOM/KITCHEN: 25’3” x 11’10” A wonderful open plan characterful room enjoying an outlook over St Peter & St Paul Church. Spacious living area with double glazed window to front aspect, wall light points, hatch to loft and walk through to: *Kitchen Area:* Inset single drainer stainless steel sink unit with cupboard below, further range of wall and base units with working surface over, space and plumbing for washing machine, built-in electric oven with electric hob above, smooth plastered ceiling with downlighters and double glazed window to rear aspect.

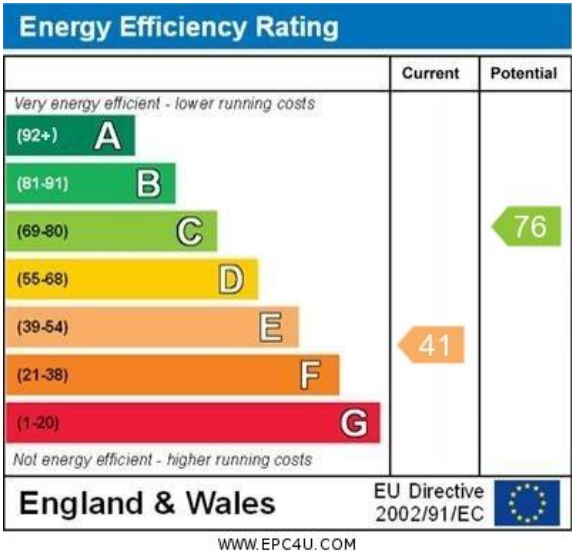
DIRECTIONS: From our office in Wincanton proceed down the High Street and onto the one-way system. The property will be found opposite St Peter & St Paul Church.

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

COUNCIL TAX BAND: A

TENURE: Leasehold, a new 999year lease will be created.

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:-