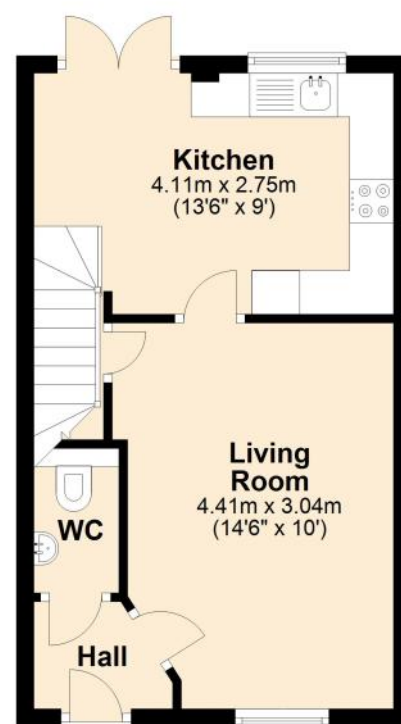
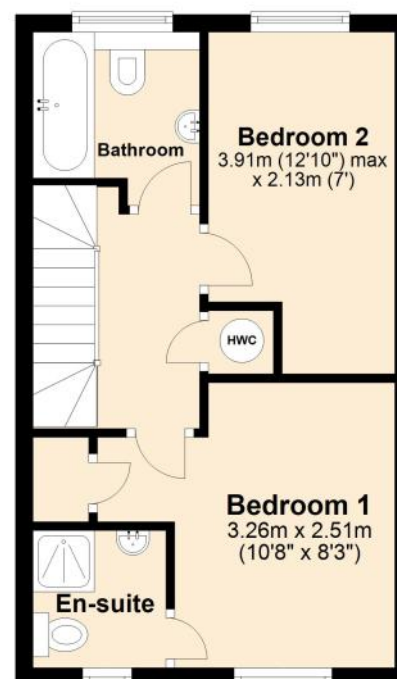


Ground Floor
Approx. 29.8 sq. metres (320.9 sq. feet)



First Floor
Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.8 sq. feet)



**83 ATKINS HILL
WINCANTON
BA9 9FZ**



£210,000

- ◆ ENTRANCE HALL ◆ LIVING ROOM ◆ CLOAKROOM
- ◆ STYLISH KITCHEN ◆ 2 BEDROOMS ◆ BATHROOM
- ◆ EN-SUITE SHOWER ROOM ◆ GARDENS ◆ GCH
- ◆ DOUBLE GLAZED WINDOWS

A wonderful opportunity to purchase an exceptionally well presented two bedroom terrace house situated on a popular residential development. The property is positioned away from passing traffic fronting onto landscaped communal gardens. The house enjoys bright and airy living accommodation including a stylish fitted kitchen with integrated appliances, master bedroom with fitted wardrobe and en-suite shower room, cloakroom, gas central heating, double glazed windows, garden and allocated parking.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 www.hambleton.net
19 High Street, Wincanton, Somerset BA9 9JT
Email: wincanton@hambleton.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, 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 the pretty River Cale.

ACCOMMODATION

Front door to:

ENTRANCE HALL: Electric consumer unit, radiator and smooth plastered ceiling.

CLOAKROOM: Pedestal wash hand basin, low level WC with concealed cistern, radiator and smooth plastered ceiling with extractor.

LIVING ROOM: 14’6” x 10’ Radiator, double glazed window to front aspect, understairs cupboard, smooth plastered ceiling with smoke detector and door to:

KITCHEN/DINER: 13’6” x 9’ 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 electric oven with inset four burner gas hob above, integrated washer/dryer and fridge/freezer, double glazed window to front aspect, smooth plastered ceiling with downlighters, radiator, double glazed window to rear aspect and double glazed French doors to rear garden.

From the kitchen stairs to first floor.

FIRST FLOOR

LANDING: Airing cupboard housing Megaflo hot water tank with shelf over for linen, smooth plastered ceiling with smoke detector and hatch to loft.

BEDROOM 1: 11’ narrowing to 8’1” x 10’8” Double glazed window to front aspect, radiator, smooth plastered ceiling and built-in wardrobe with hanging rail and shelf. Door to:

EN-SUITE SHOWER ROOM: A stylish suite with shower cubicle, pedestal wash hand basin, low level WC, tiled to splash prone areas, radiator, smooth plastered ceiling with downlighters and extractor and obscured double glazed window.

BEDROOM 2: 12’10” (narrowing to 10’3”) x 7’ Radiator, smooth plastered ceiling and double glazed window to rear aspect.

BATHROOM: A modern stylish suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC with concealed cistern, heated towel rail, tiled to splash prone areas, obscured double glazed window and smooth plastered ceiling with downlighters and extractor.

OUTSIDE

FRONT GARDEN: A small easy to maintain front garden.

REAR GARDEN: A paved patio leads to an area of slate chippings ideal for pots and tubs and then leads to lawn enclosed by a wall and timber fencing. To the rear of the garden there is a second patio providing a pleasant seating area. Power point, water tap and gate leading to allocated parking.

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

AGENTS NOTE: At some point there will be a service charge for the upkeep of the communal gardens.

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.

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.

EPC

