



HAMBLETON
ESTATE AGENTS

7 MOON POND LANE
WINCANTON
BA9 9FR



£294,000

7 Moon Pond Lane, Wincanton, BA9 9FR.

An exceptional four bedroom end terrace house situated on a popular residential development within easy reach of local amenities.

This impressive family home enjoys spacious living accommodation spread over three floors. The front door opens to a spacious hallway with the convenience of a cloakroom on the left. To your right there is a sleek fitted kitchen with integrated dishwasher, AEG oven and induction hob. Beyond the kitchen is the sitting room providing a comfortable and welcoming space with double doors leading through to a delightful conservatory which enjoys a pleasant outlook over the garden.

Moving upstairs, there is a large principle bedroom with wall to wall fitted wardrobes, stylish family bathroom and a forth bedroom.

Continuing to the second floor, you will find two further bedrooms and a shower room. These bedrooms offer additional space for a growing family or potential for home working guest accommodation.

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 (approximately 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

GROUND FLOOR

Front door to entrance hall, with radiator, laminate wood flooring and smooth plastered ceiling with smoke detector.

SITTING ROOM: 14'9" x 12'10" Attractive fireplace with painted timber surround and mantelpiece, radiator, laminate wood floor, smooth plastered ceiling and double glazed double doors to:

KITCHEN: 15'10" x 8'1" (narrowing to 6'2") A light & airy kitchen comprising inset single drainer stainless steel unit with cupboard below. Further range of matching wall, drawer and base unit with work top over, built in AEG electric oven with inset induction hob over, hob extractor, integrated dishwasher, radiator, smooth plastered ceiling with extractor, wood effect laminate wood flooring, space for washing machine and double glazed window to front aspect.

CONSERVATORY: 10' x 8'7" A delightful room with a

vaulted ceiling and downlighters, laminate wood flooring and double glazed window with door overlooking the rear garden.

CLOAKROOM: Washbasin, vanity unit, close coupled WC, heated towel rail, smooth plastered ceiling and tiled floor.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Radiator, smooth plastered ceiling with smoke detector and double glazed window to front aspect.

BEDROOM 1: 12'5" x 10'10" to front of wardrobe. Radiator, smooth plastered ceiling with downlighters, wall to wall fitted wardrobes with hanging rails and shelving and double glazed windows to rear aspect.

BEDROOM 4: 11' X 6'3". Radiator, smooth plastered ceiling and double glazed window to front aspect.

BATHROOM: A stylish suite comprising shaped jacuzzi, shower bath, vanity wash basin unit, close coupled WC, fully tiled floor and walls, heated towel rail and smooth plastered ceiling with downlighters.

From the first floor landing stairs to second floor.

SECOND FLOOR

LANDING: Smooth plastered ceiling with hatch to loft.

BEDROOM 2: 12'11" x 10'4" (extending to 11'4") Radiator, eves storage, two velux style windows with smooth plastered ceiling with downlighter.

BEDROOM 3: 9'5" x 8'7" Radiator, smooth plastered ceiling and double glazed window to front aspect.

SHOWER ROOM: Shower cubicle, close coupled WC, vanity wash basin unit, tiled floor, fully tiled walls with display niche and smooth plastered ceiling with downlighters.

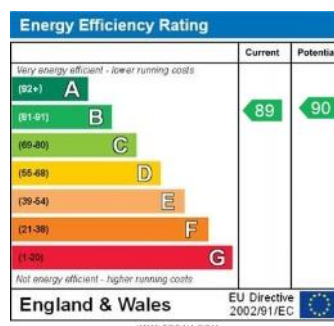
OUTSIDE: A small easy to maintain front garden with a driveway to one side leading to an attached single garage. A side gate gives access to the rear garden which has been tastefully landscaped to provide pleasant seating areas with a water feature and area of lawn.

GARAGE: Single attached garage with up and over door, light and power.

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

COUNCIL TAX BAND: C

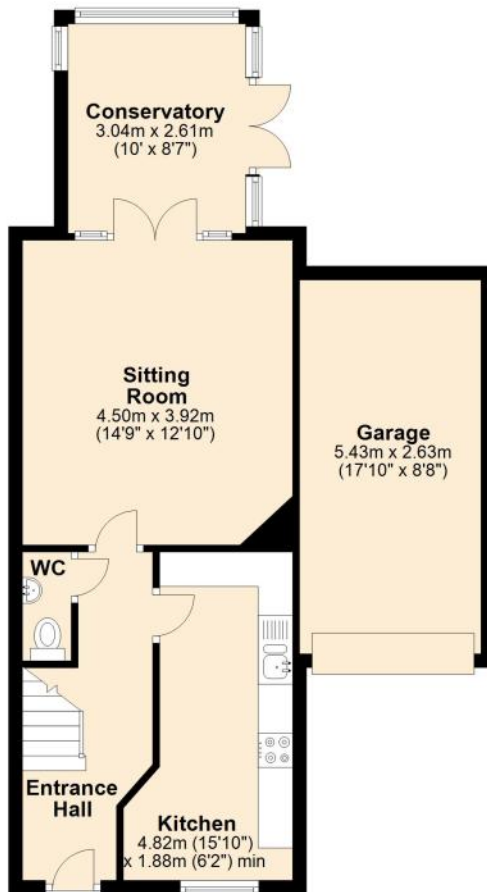
TENURE: Freehold





Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



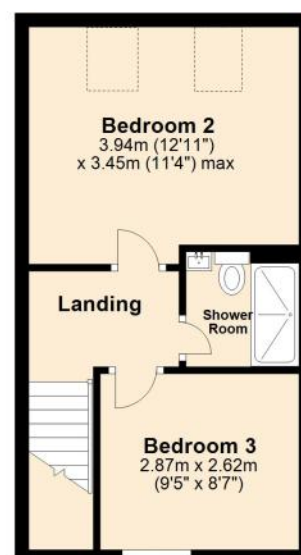
First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Second Floor

Approx. 29.3 sq. metres (315.9 sq. feet)

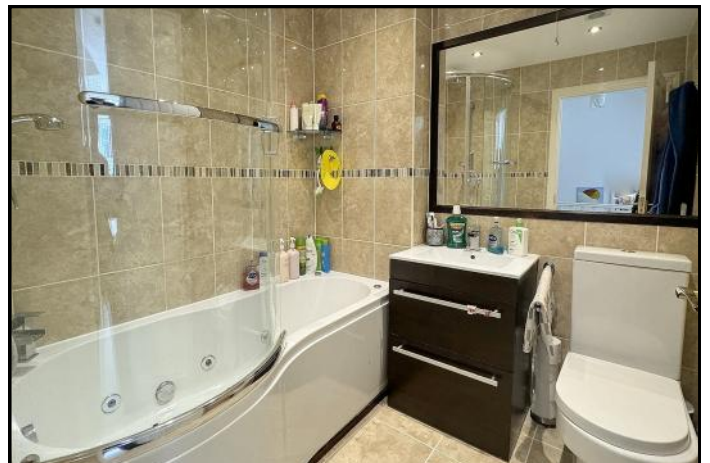


Total area: approx. 125.4 sq. metres (1349.7 sq. feet)



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

