



HAMBLEDON
ESTATE AGENTS

**2 PRIMROSE VILLAS
WINCANTON
BA9 9LE**



£227,500

- ◆ ATTRACTIVE PERIOD TOWN HOUSE
- ◆ THREE DOUBLE BEDROOMS ◆ CHARM & CHARACTER
- ◆ ACCOMMODATION SPREAD OVER THREE FLOORS
- ◆ CELLAR ◆ MODERN STYLISH KITCHEN ◆ BATH/SHOWER ROOM
- ◆ SITTING ROOM WITH FEATURE FIREPLACE

2 Primrose Villas, Flingers Lane, Wincanton, BA9 9LE.

A delightful period house situated in the heart of Wincanton just a few steps from the High Street amenities. The property enjoys spacious and versatile living accommodation arranged over three floors. On the ground floor you will find a lovely sitting room which has been tastefully decorated and features an ornate cast iron fireplace as its centrepiece. An opening leads through to a stylish modern kitchen fitted with an excellent range of units including a resin work surface with drainer grooves and integrated dishwasher and oven. A door from the kitchen leads down to a spacious two room cellar with a number of potential uses. Moving to the first floor there is a large master bedroom with an attractive cast iron fireplace and a large bath/shower room. Venturing to the second (top) floor there are two double bedrooms which completes the accommodation of this delightful home. Throughout the house, there is the comfort of gas central heating and double glazed windows allowing an abundance of natural light. Although the property does not have a garden there is the convenience of being close to the High Street facilities and countryside walks.

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 to:

ENTRANCE HALL: Radiator, exposed floorboards, coved ceiling and stairs to first floor.

SITTING ROOM: 11'3" x 10'7" Features a cast iron fireplace with fireside display shelving, radiator, exposed floorboards, coved and smooth plastered ceiling, double glazed window to front aspect and opening to:

KITCHEN/DINER: 11'3" x 10'6" A modern fitted kitchen with a stylish range of shaker style wall, drawer and base units topped with a resin work surface. Integrated dishwasher, wine rack, stainless steel sink set into the work surface, tall larder unit, exposed floorboards, radiator, fitted shelving, smooth plastered ceiling with downlighters, double glazed window to rear aspect and door to cellar.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Exposed painted floorboards and double glazed window to rear aspect.

BEDROOM 1: 14'4" x 11'6" Feature cast iron fireplace, radiator, two double glazed windows to front aspect and coved and smooth plastered ceiling.

BATH/SHOWER ROOM: Panelled bath with mixer tap and shower attachment, shower cubicle, fitted units with table top wash basin, low level WC, radiator, wall mounted gas boiler, coved and smooth plastered ceiling with downlighters, tiled floor, heated towel rail, tiled to splash prone areas and double glazed window to rear aspect.

From the first floor stairs to second floor.

SECOND FLOOR

LANDING: Fitted Shelving.

BEDROOM 2: 14'2" x 11'8" Feature cast iron fireplace, radiator, two double glazed windows to front aspect, exposed floorboards and coved and smooth plastered ceiling.

BEDROOM 3: 11'10" x 9'2" (narrowing to 8'1") Radiator, coved and smooth plastered ceiling and double glazed window to rear aspect.

CELLAR

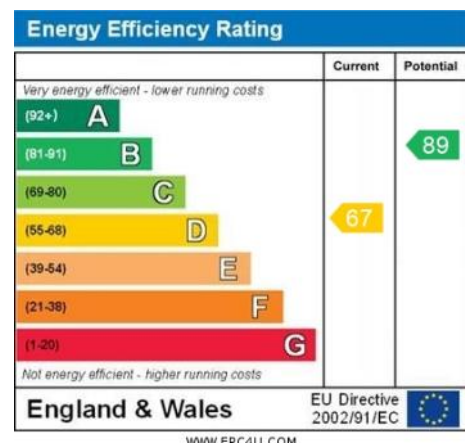
From the kitchen a door opens to a staircase leading down to the cellar. There are two rooms with the first measuring 13'1" (max) x 11' which has the benefit of a small window. A door opens to the second room measuring 13'10" x 11'.

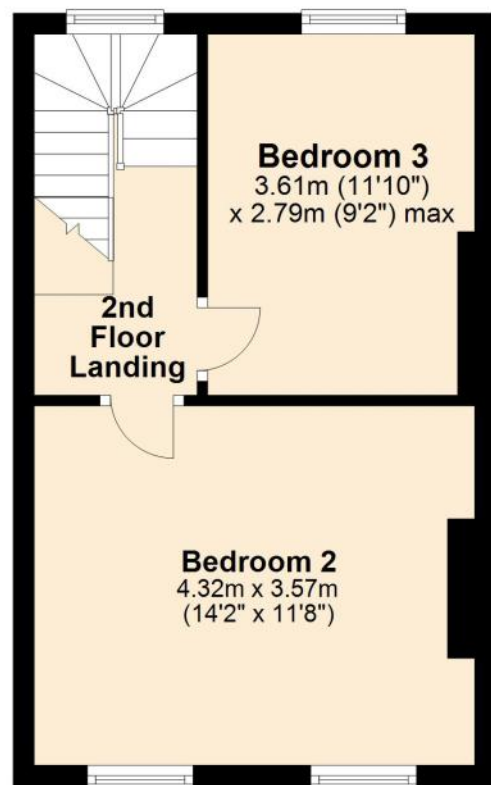
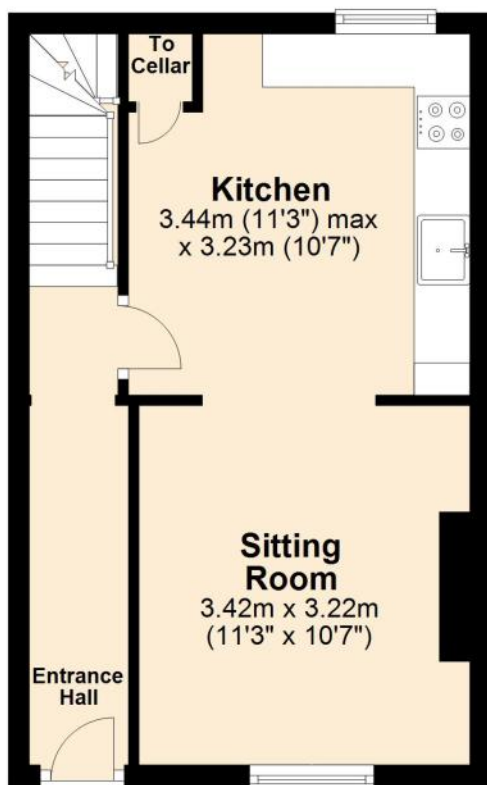
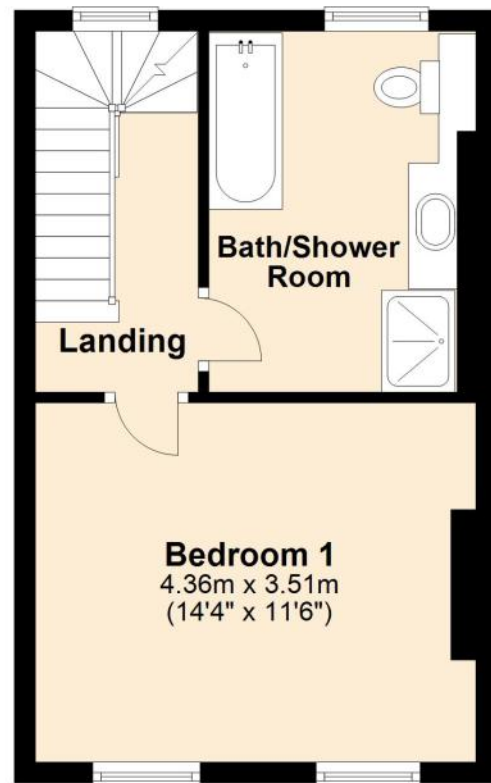
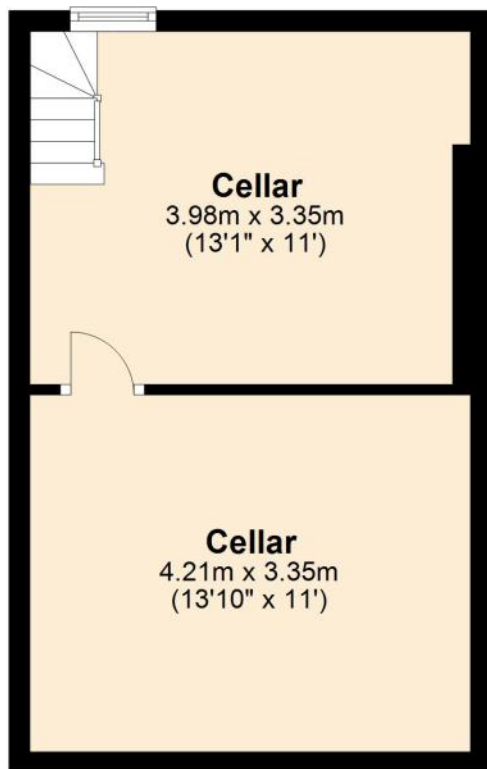
SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: B

VIEWING: Strictly by appointment through the agents.





Total area: approx. 87.7 sq. metres (943.6 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. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

