



HAMBLEDON
ESTATE AGENTS

**6 PRIORY VILLAS
WINCANTON
BA9 9EL**



£170,000

- ◆ A UNIQUE & CHARACTERFUL COTTAGE
- ◆ OPEN PLAN LIVING ROOM/KITCHEN ◆ TWO BEDROOMS
- ◆ BATH/SHOWER ROOM ◆ EXPOSED BRICK & STONE WORK
- ◆ CLOSE TO LOCAL AMENITIES ◆ FEATURE FIREPLACE
- ◆ DOUBLE GLAZED WINDOWS ◆ NO FORWARD CHAIN

AN EARLY VIEWING IS HIGHLY RECOMMENDED

6 Priory Villas, Station Road, Wincanton, Somerset, BA9 9EL.

A characterful two bedroom end terrace cottage situated within easy reach of the town centre amenities.

The front door opens to a charming open plan living room/kitchen with an attractive fireplace providing a warm and cosy ambience. Although open plan, the kitchen has its own area featuring exposed brickwork and a breakfast bar.

From the living area stairs rise to the first floor with exposed stonework. There are two bedrooms facing the front elevation and a bath/shower room.

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 pretty River Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

UPVC double glazed front door to:

ENTRANCE LOBBY: Coat hooks, wall light and glazed door to:

LIVING ROOM/KITCHEN: 17' x 14'4" A delightful open plan room full of charm and character featuring a brick fireplace as its centrepiece. Double glazed window to front aspect, two wall light points, exposed brickwork and stonework, storage heater and opening to kitchen area. Inset 1¼ bowl ceramic sink with cupboard below, further wall and drawer units with

work surface over, larder unit, electric cooker point, tiled wall and double glazed window.

From the living room stairs to first floor.

FIRST FLOOR

LANDING: Storage heater and double glazed window to rear aspect.

BEDROOM 1: 10'2" x 8'9" Feature wall with painted brick and stonework, double glazed window to front aspect, built-in wardrobe, overstairs storage cupboard and storage heater.

BEDROOM 2: 11'10" x 5'5" Storage heater, hatch to loft and double glazed window to front aspect.

BATH/SHOWER ROOM: Panelled bath, shower cubicle, low level WC, pedestal wash hand basin, tiled to splash prone areas and double glazed window.

OUTSIDE

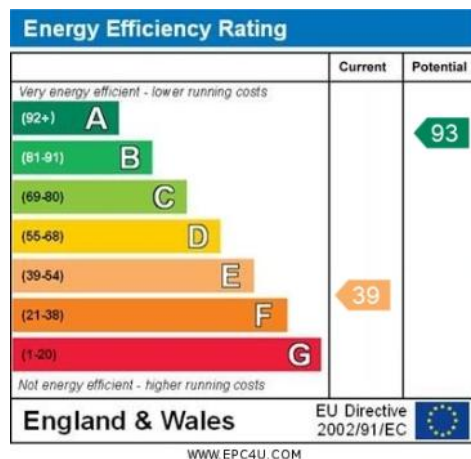
There is on street parking outside the property. Although there is no garden, there are walks and a park nearby.

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

TENURE: Freehold

COUNCIL TAX BAND: A

VIEWING: Strictly by appointment through the agents.



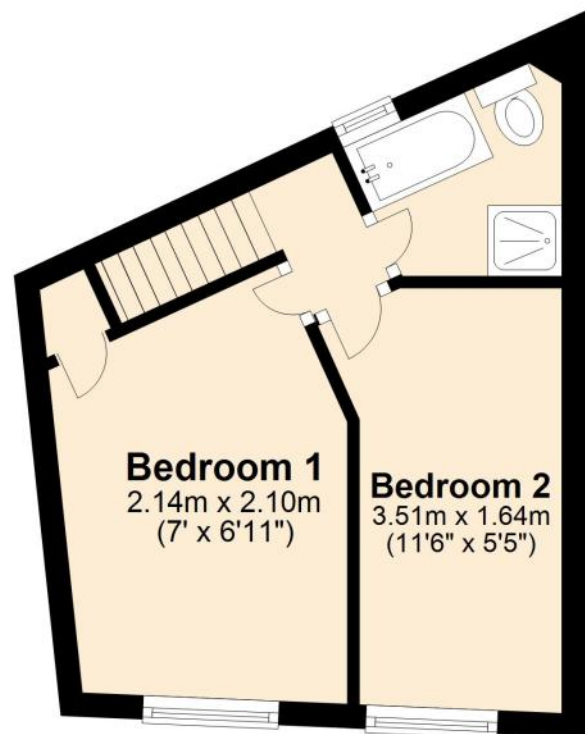
Ground Floor

Approx. 19.2 sq. metres (206.4 sq. feet)



First Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



Total area: approx. 38.0 sq. metres (409.2 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.

