



HAMBLEDON
ESTATE AGENTS

19 PEACH PIE STREET
WINCANTON
BA9 9FP



£250,000

19 Peach Pie Street, Wincanton, Somerset, BA9 9FP

An impressive three bedroom end terrace house offering exceptionally well-presented accommodation arranged over three floors, ideal for modern family living. Set within a popular residential development, the house enjoys the added benefits of side access to a large rear garden, and side-facing windows providing the interior with additional natural light.

The stylish and modern interior includes a sleek fitted kitchen, spacious living room, downstairs cloakroom, and three well-proportioned bedrooms. The top-floor master suite is a standout feature, complete with a dressing area and a modern en-suite shower room.

Additional highlights include gas central heating, double-glazed windows throughout, and tandem off-road parking for two vehicles.

This property offers a blend of space, style, and practicality, perfect for families or professionals seeking a move-in ready home.

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 IN DETAIL:

ENTRANCE HALL: Radiator, smooth plastered ceiling with smoke detector, electric trip switches, room temperature control and telephone point.

CLOAKROOM: Low level WC, pedestal wash hand basin, smooth plastered ceiling, extractor and radiator.

SITTING ROOM: 14'7" x 12'10" Two radiators, double glazed window and French doors to rear garden, smooth plastered ceiling, television and telephone points.

KITCHEN/BREAKFAST ROOM: 15'9" x 7'10" (narrowing to 6'2") A stylish fitted kitchen comprising inset single drainer stainless steel sink unit with cupboard below, further range of matching wall, base and drawer units with working surface over, recently installed built-in electric oven with inset gas hob and extractor hood above, radiator, space and plumbing for automatic washing machine, dishwasher and fridge/freezer, double glazed window to front aspect, smooth plastered ceiling and cupboard housing gas boiler supplying domestic hot water and radiators.

From the hallway stairs to first floor.

FIRST FLOOR

LANDING: Radiator, double glazed windows to front and side aspects and smooth plastered ceiling with smoke detector.

BEDROOM 2: 12'10" x 12'5" Radiator, smooth plastered ceiling and double glazed window to rear aspect.

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

FAMILY BATHROOM: A white suite comprising panelled bath with shower over, wash hand basin unit, low level WC, smooth plastered ceiling, extractor, radiator and tiled to splash prone areas.

From the first floor landing stairs to second floor.

SECOND FLOOR

LANDING: Double glazed window to side aspect, radiator, smooth plastered ceiling and door to:

BEDROOM 1: 12'10" x 11'10" (excluding dressing area) Radiator, two velux style windows to rear aspect, television point, dressing area with built-in cupboard with shelving, fitted mirror fronted double wardrobe, hatch to loft, smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: A white suite comprising double shower cubicle, low level WC, wash hand basin unit, radiator, obscured double glazed window to front aspect, extractor and smooth plastered ceiling.

OUTSIDE

FRONT GARDEN: A small front garden laid with loose stones ideal for pots and tubs. A gate provides side access to the rear garden.

REAR GARDEN: This is a particular feature being larger than other similar properties in the development. There are areas of loose stones, timber decking, paved patio and lawn all enclosed by timber fencing. Power point and gate to off road tandem parking for two cars.

TANDEM PARKING: Double car length parking to the side of the rear garden.

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

TENURE: Freehold

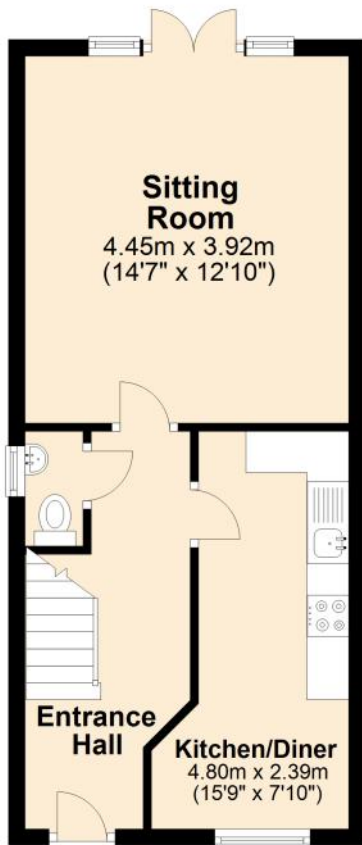
COUNCIL TAX BAND: C

VIEWING: Strictly by appointment through the agents.



Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



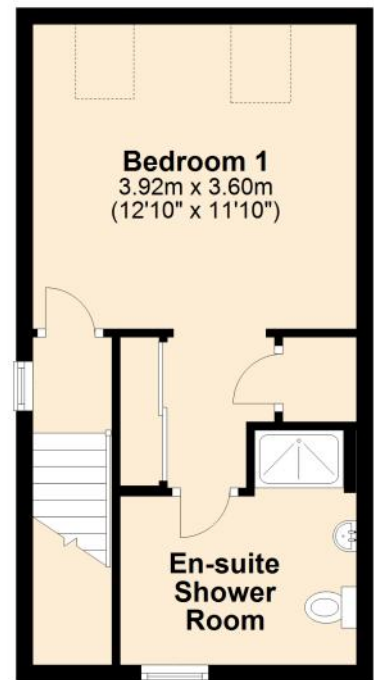
First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Second Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



Total area: approx. 103.8 sq. metres (1116.9 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.

