



HAMBLETON
ESTATE AGENTS

7 PEACH PIE STREET
WINCANTON
BA9 9FP



OIEO £250,000

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

An exceptional three bedroom terrace house situated on a modern residential development. This impressive property is presented in outstanding order throughout and enjoys spacious living accommodation arranged over three floors. There is the benefit of a stylish fitted kitchen with an excellent range of units, living room with French doors giving direct access to the garden, master bedroom with dressing area and en-suite shower room, huge second bedroom, downstairs cloakroom, garage, off road parking, attractive garden, UPVC double glazed windows and gas central heating.

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

Front door to:

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

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

LIVING ROOM: 14'8" x 12'10" Excellent range of fitted units providing useful storage including display cabinets, shelving, fire surround and space for a TV. Two radiators, double glazed windows and French doors giving access to the rear garden, smooth plastered ceiling, television and telephone points.

KITCHEN: 15'10" x 7'11" (narrowing to 6'1")

A stylish fitted kitchen comprising inset single drainer stainless steel sink unit with cupboard below, further range of matching shaker style wall, base and drawer units with work surface over, built in Electrolux double electric oven with inset gas hob and extractor above, radiator, double glazed window to front aspect, smooth plastered ceiling, cupboard housing gas boiler supplying domestic hot water and radiators, fitted shelving, space and plumbing for washing machine and dishwasher and space for tall fridge/freezer.

From the hallway stairs to first floor.

FIRST FLOOR

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

BEDROOM 2: 12'11" x 12'5" Radiator, television and telephone points, double glazed window to rear aspect and smooth plastered ceiling.

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, pedestal wash hand basin, 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: Radiator, smooth plastered ceiling with smoke detector and door to:

BEDROOM 1: 12'10" x 10'8" (excluding dressing area) Radiator, two velux style windows to rear aspect, television and telephone point, dressing area with built-in single wardrobe and modern fitted double wardrobe, hatch to loft, smooth plastered ceiling and door to:

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

OUTSIDE

FRONT GARDEN: A small easy to maintain garden ideal for pot and tubs.

REAR GARDEN: An attractive well maintained garden with a paved patio leading to an area laid with very realistic artificial grass all enclosed by wood fencing. A gate provides rear access to the garden.

GARAGE: A single garage is situated close by.

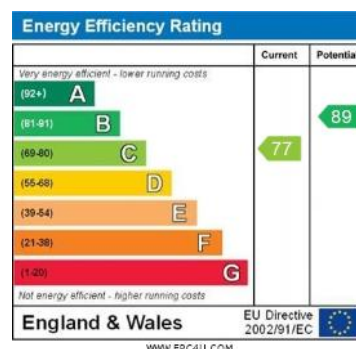
SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

SERVICE CHARGE: There is a service charge of approximately £14.17 per month for the upkeep of communal areas in the development.

TENURE: Freehold

COUNCIL TAX BAND: C

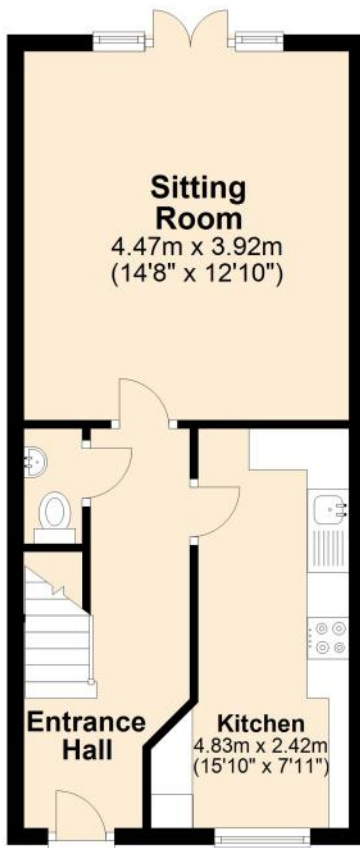
VIEWING: Strictly by appointment through the agents.





Ground Floor

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



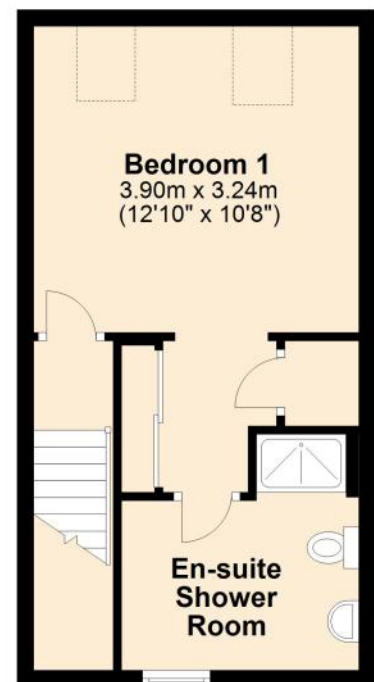
First Floor

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.

