



HAMBLETON  
ESTATE AGENTS

## 2 LIFEGUARD VILLAS WINCANTON BA9 9DW



£294,000



# 2 Lifeguard Villas, South Street, Wincanton, Somerset, BA9 9DW.

An imposing period town house situated in the heart of Wincanton within easy reach of local amenities. This tall characterful property is easily identified by the attractive natural stone elevations and decorative balconies, ideal for displaying potted plants adds charm and interest to the façade.

Upon entering, you are welcomed by a long hallway that provides access to both the sitting and dining rooms, which are seamlessly connected through a wide opening. The sitting room features a fireplace as its focal point, complemented by sash windows with original shutters that enhance the rooms inviting ambiance.

The dining room, with its French doors, opens to a pleasant seating area, perfect for enjoying morning coffee. From here, steps lead up to an attractive cottage garden, offering a peaceful retreat.

The kitchen is conveniently situated off the dining room and is fitted with a range of storage units, making it functional and accessible.

The accommodation continues on the first and second floors. On the first floor there is a family bathroom and spacious master bedroom with an en-suite shower room. The top floor hosts two additional bedrooms, one of which currently serves as an office/studio, complete with ample shelving for books.

In summary, this delightful home embodies elegance and comfort conveniently situated within a town centre community with many facilities close to hand.

**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

Solid wood front door with original bell pull.

**ENTRANCE HALL:** Radiator, dado rail, hatch to cellar, stairs to first floor and doors to sitting and dining room.

**SITTING ROOM:** 11' x 10'9" Attractive fireplace with painted wood surround and mantle. Sash window with original bay shutters, dado rail, radiator, coved ceiling and opening to:

**DINING ROOM:** 10'11" x 10'6" Fireplace opening (not in use) with painted wood surround and mantle, radiator, coved ceiling, understairs recess and French doors to rear garden. We are informed by the owners there are flagstones under the fitted carpet.

**KITCHEN:** 13'7" (max) x 7'3" Inset single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, built-in electric oven with inset four burner gas hob above, space and plumbing for washing machine, radiator, wall mounted gas boiler, built-in cupboard with fitted shelving and door to rear garden.

From the entrance hall stairs to first floor landing. Double glazed window to rear aspect, wall light point and smoke detector.

## FIRST FLOOR

**BEDROOM 1:** 13'11" x 11'3" A light and airy room with secondary double glazed sash window to front aspect, radiator, built-in wardrobes with hanging rail and shelves and door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle, pedestal wash hand basin with tiled splashback and low level WC.

**BATHROOM:** A spacious bathroom with linen cupboard, low level WC, pedestal wash hand basin, radiator, tiled to splash prone areas, coved ceiling and double glazed window to rear aspect enjoying a pleasant outlook over the rear garden.

From the first floor stairs to second floor landing. Double glazed window to rear aspect and hatch to loft.

## SECOND FLOOR

**BEDROOM 2:** 13'10" x 11'1" Radiator, secondary double glazed sash window to front aspect, fitted wardrobe and fitted shelving.

**BEDROOM 3:** 11' x 8'7" Radiator, double glazed window to rear aspect with views over the garden, fitted shelving and coved ceiling.

## OUTSIDE

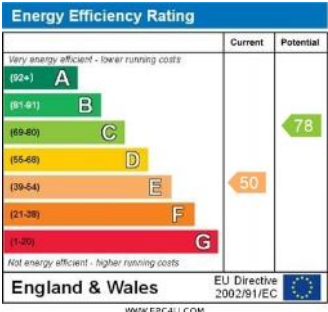
A delightful cottage garden with pleasant seating areas ideal to sit and relax after a busy day. The garden is full of mature shrubs and plants all enclosed by a natural stone wall. There is the convenience of a high flush outdoor WC within the courtyard area.

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

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

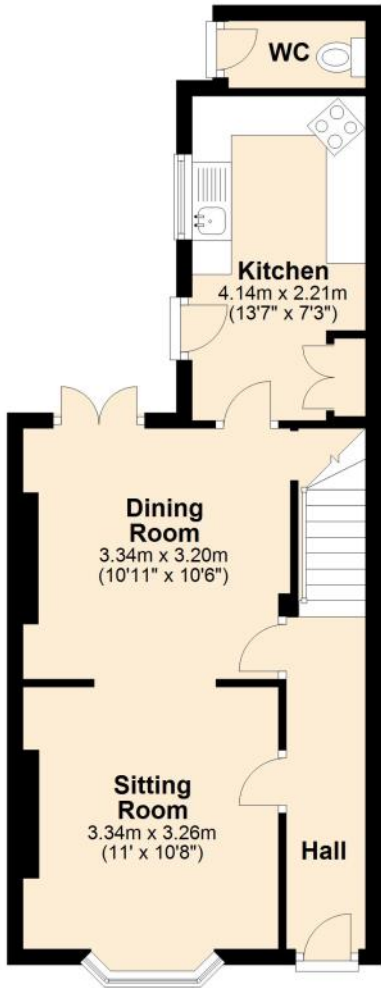
**VIEWING:** Strictly by appointment through the agents.





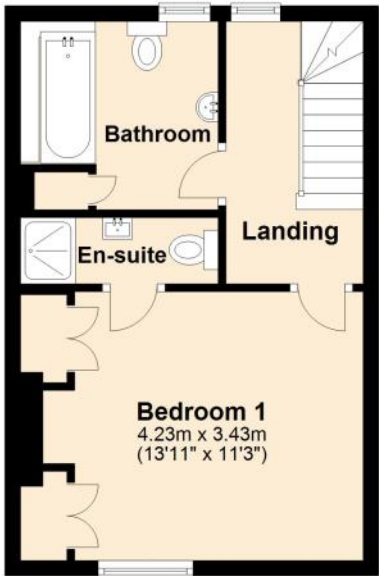
### Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



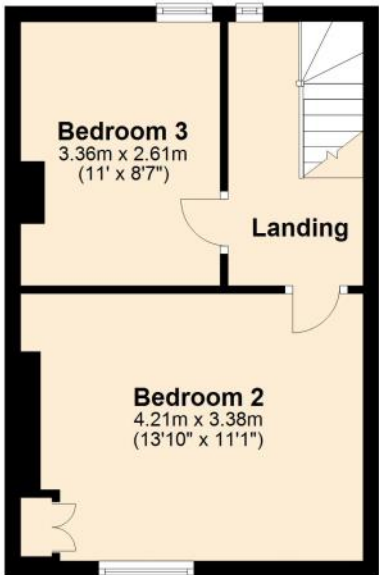
### First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



### Second Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 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.

