



HAMBLEDON
ESTATE AGENTS

**4 MALTHOUSE CLOSE
WINCANTON
BA9 9TA**



£120,000

- ◆ **SPACIOUS FIRST FLOOR FLAT WITH EXTENDED LEASE**
- ◆ **COMMUNAL ENTRANCE** ◆ **ENTRANCE HALL**
- ◆ **LIVING ROOM** ◆ **BATHROOM**
- ◆ **TWO BEDROOMS** ◆ **DOUBLE GLAZED WINDOWS**
- ◆ **POPULAR FOR INVESTORS & FIRST TIME BUYERS**
- ◆ **ALLOCATED PARKING**

4 Malthouse Close, Wincanton, Somerset, BA9 9TA

A two bedroom first floor flat situated in a convenient location within a short walk of the town centre amenities. The property enjoys the benefit of an extended lease with approximately 118 years remaining. There is a spacious living room, fitted kitchen, bathroom, double glazed windows with far reaching views from the bedrooms, and allocated parking. Ideal investment or first time buy.

LOCATION: Wincanton is a small Somerset town lying just north of the A303 and offers a range of day to day facilities including doctors surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

ACCOMMODATION

From the communal stairwell stairs to first floor and front door to:

ENTRANCE HALL: Electric consumer box, Dimplex storage heater, smoke detector, airing cupboard housing hot water tank with immersion heater.

LIVING ROOM: 15'11" x 9'2" A spacious room with double glazed window to front aspect, aerial point, Dimplex storage heater, coved ceiling and light dimmer switch.

KITCHEN: 8'9" x 7'1" Single drainer stainless steel sink unit with cupboard below, further wall, and base units with work surface over, double glazed window to front aspect, electric cooker point, plumbing for washing machine and part tiled walls.

BEDROOM 1: 11'3" x 8'9" Double glazed window to rear aspect with far reaching views.

BEDROOM 2: 9'1" x 8'1" Electric panel heater and double glazed window to rear aspect with far reaching views.

BATHROOM: White suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, mirror, extractor and tiled to splash prone areas.

OUTSIDE

Allocated parking.

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

TENURE: Leasehold 125 years from 1 April 2016.

SERVICE CHARGE: Currently £1020 per annum.

GROUND RENT: £50 for the first 50 years, then doubles every 20 years thereafter.

COUNCIL TAX BAND: B

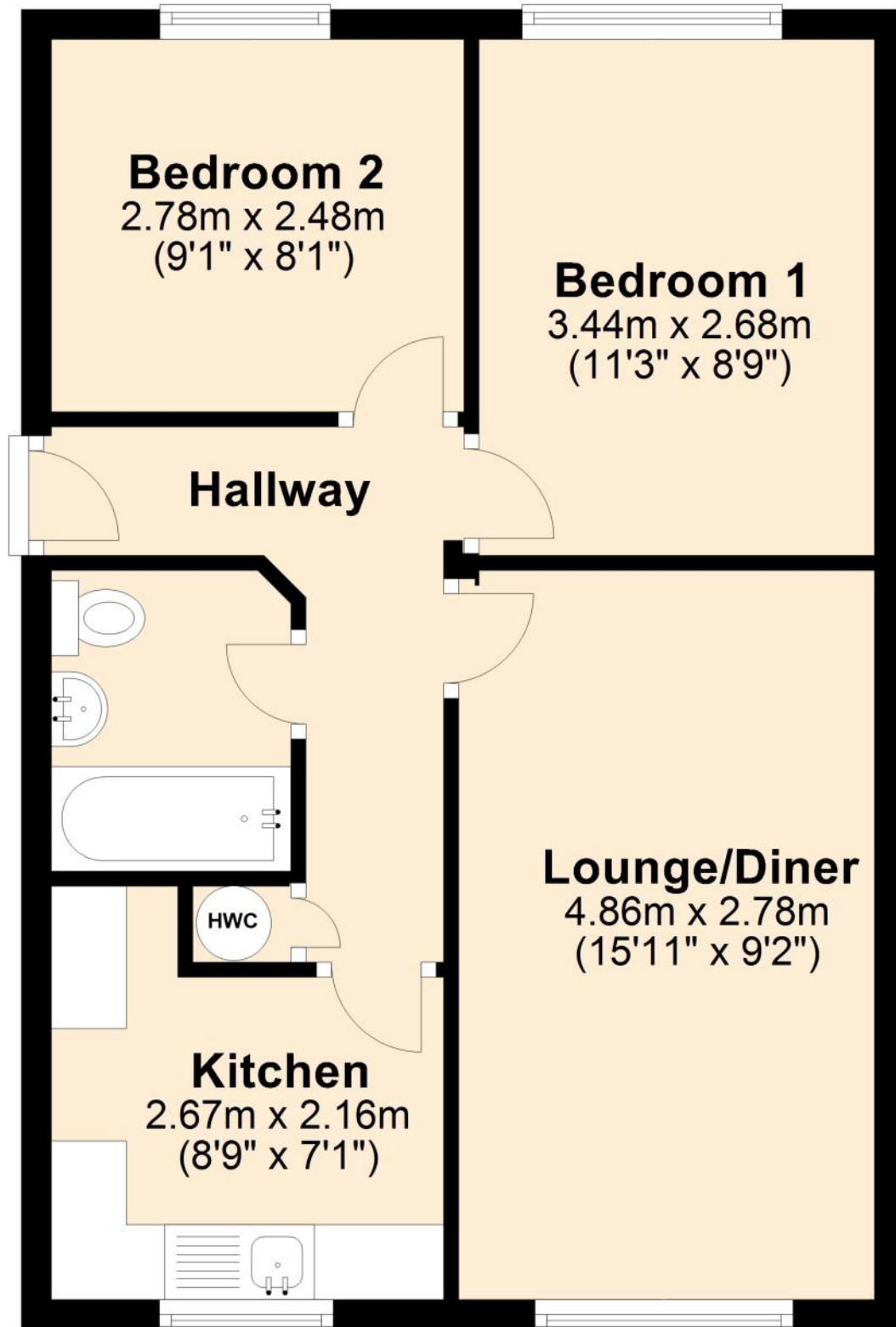
VIEWING: Strictly by appointment through the agents.

Important notice: Hambleton Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 46.3 sq. metres (498.6 sq. feet)



HAMBLETON

ESTATE AGENTS



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 mis-statement 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.

