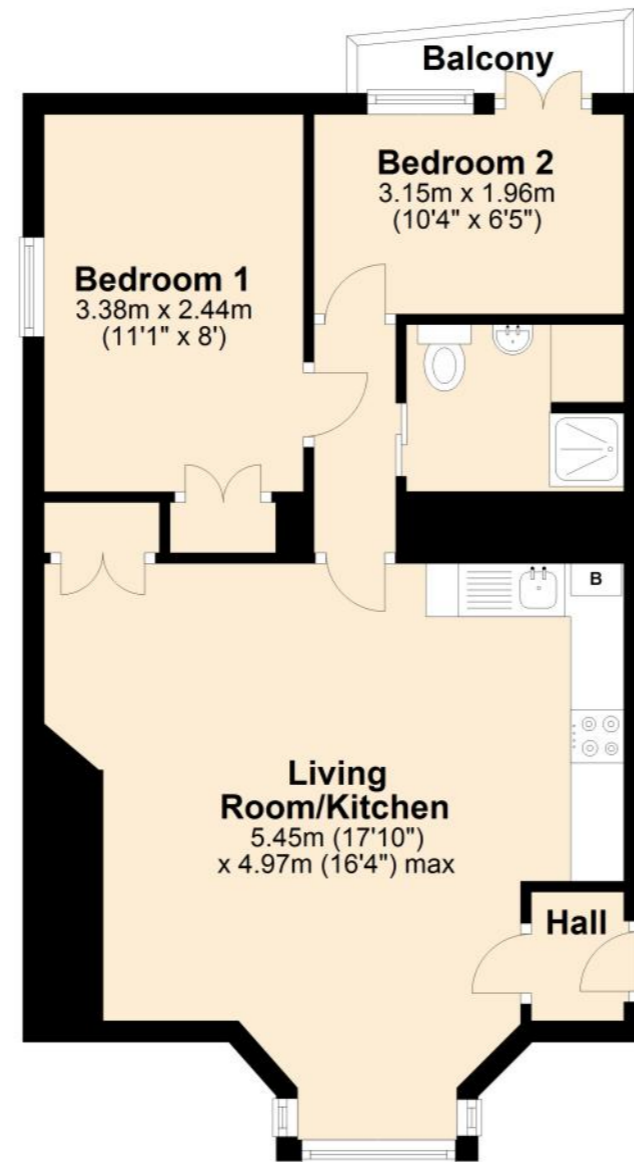




First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 48.5 sq. metres (522.0 sq. feet)



HAMBLETON

ESTATE AGENTS

FLAT 3 LAMBROOK HOUSE WINCANTON BA9 9AE



£127,500

- ◆ IMPRESSIVE TWO BEDROOM FIRST FLOOR FLAT
- ◆ TASTEFULLY REFURBISHED IN RECENT YEARS
- ◆ OPEN PLAN LIVING ROOM/KITCHEN ◆ INNER HALL ◆ BALCONY
- ◆ 2 BEDROOMS ◆ STYLISH SHOWER ROOM
- ◆ LONG LEASE (999 YEARS FROM 1986) ◆ NO FORWARD CHAIN

Lambrook House is a substantial building situated in the heart of Wincanton within easy reach of local amenities. The property was converted into six flats in 1986 and number three has been tastefully refurbished in recent times to a high standard. The open plan living room/kitchen is a particular feature being light and airy with a large bay window and stylish fitted kitchen. There is also a fully tiled sleek shower room, two bedrooms, small balcony and electric central heating.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 Fax: (01963) 34003
19 High Street, Wincanton, Somerset BA9 9JT
www.hambleton.net

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, Post Office, library, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza and a leisure 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 and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

From the communal entrance stairs to the first floor landing and front door to:

ENTRANCE LOBBY: Entry phone, smooth plastered ceiling, electric consumer unit, coat hooks, and door to:

LIVING ROOM/KITCHEN: 17'10" (narrowing to 15') x 16'4" This is a particular feature with an open plan living room and kitchen with large bay window. Radiator, smooth plastered ceiling with smoke detector, storage cupboard and *Kitchen Area* with inset single drainer stainless steel sink unit, range of stylish grey fronted wall, drawer and base units with working surface over, integrated fridge/freezer and washing machine, built-in electric oven with inset ceramic hob above, wall mounted electric boiler supplying domestic hot water and radiators, metro style tiling and door to:

INNER HALLWAY: Smooth plastered ceiling with smoke detector.

BEDROOM 1: 11'1" x 8' Radiator, sash window to side aspect, smooth plastered ceiling with downlighters and built-in wardrobe.

BEDROOM 2: 10'4" x 6'5" Radiator, smooth plastered ceiling with downlighters, window to rear aspect and French doors to a small timber balcony.

SHOWER ROOM: A stylish modern suite comprising low level WC with concealed cistern, wash hand basin, shower cubicle, fully tiled walls, heated towel rail, fitted mirror, smooth plastered ceiling with extractor and downlighters and fitted shelving.

DIRECTIONS: From the A303 Wincanton exit follow the signs for the town centre, upon reaching the one way system proceed past the church and the property will be found a little further up on the left hand side.

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

COUNCIL TAX BAND: A

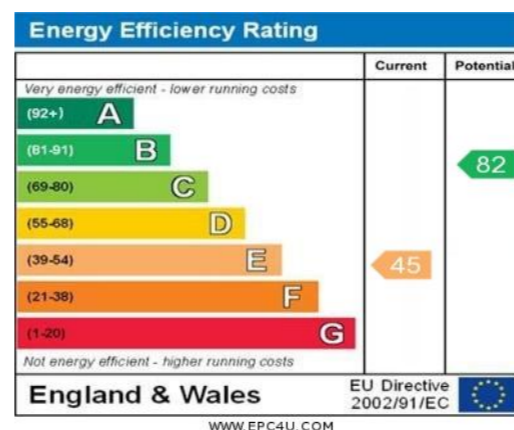
TENURE: Leasehold (999 years from 25th December 1986)

SERVICE CHARGE: £100 pcm

GROUND RENT: £1 per annum

VIEWING: Strictly by appointment through the agents.

AGENTS NOTE: The freehold of the building is not registered.



PROPERTY MISDESCRIPTION ACT

We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Notes:-