



HAMBLEDON

ESTATE AGENTS

12 SHADWELL COURT WINCANTON BA9 9AQ



£210,000

◆ SPACIOUS MID-TERRACE HOUSE ◆ TWO BEDROOMS

◆ SITUATED CLOSE TO LOCAL AMENITIES

◆ LIGHT & AIRY SITTING ROOM ◆ DOUBLE GLAZED WINDOWS

◆ OFF ROAD PARKING FOR TWO CARS ◆ KITCHEN/DINER

◆ BATHROOM ◆ GAS CENTRAL HEATING ◆ EASY TO MAINTAIN GARDENS

12 Shadwell Court, Wincanton, Somerset, BA9 9AQ

This spacious two bedroom mid-terrace house is ideally located within a popular residential development, conveniently positioned within easy reach of the town centre and local convenience store. The property would make an excellent first-time purchase, a comfortable downsize, or a sound investment opportunity.

The front door opens into a bright and welcoming sitting room, featuring stylish display shelving and a practical understairs storage cupboard. To the rear, the well-appointed kitchen/diner offers a good range of fitted units and ample space for a dining table, making it perfect for both everyday living.

On the first floor, there are two generously sized bedrooms, both served by a family bathroom.

Externally, the property benefits from manageable front and rear gardens. The rear garden enjoys the added advantage of two allocated parking spaces located immediately behind, providing convenient access directly into the kitchen.

Further benefits include gas central heating and double-glazed windows throughout. In summary, this well-presented home offers comfortable, low-maintenance living in a highly convenient location and should be viewed to be fully appreciated.

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

UPVC double glazed front door to:

SITTING ROOM: 13'8" x 12'4" A bright and airy room with a double glazed window to front aspect, radiator, coved ceiling, understairs cupboard, fitted display shelving and door to:

KITCHEN/DINER: 12'4 x 9'6" Inset 1¼ bowl 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 4 ring hob above, space and plumbing for washing machine, display shelving, radiator, coved ceiling, wall mounted gas boiler, double glazed window and doors to rear garden.

From the living room, stairs to:

FIRST FLOOR

LANDING: Smoke detector and hatch to loft.

BEDROOM 1: 12'5" x 9'6" A bright and airy room with an over stairs storage cupboard, radiator and double glazed window to rear aspect.

BEDROOM 2: 12'5" x 7'9" Radiator and double glazed window to front aspect.

BATHROOM: Low level WC, pedestal wash basin, bath with mixer tap and shower attachment, tiled to splash prone areas, extractor and linen cupboard.

OUTSIDE

The front garden is a small easy to maintain garden being mainly laid to lawn with a pathway leading to the front door.

The rear garden is a small easy to maintain garden with an area of paving and shingle ideal for pots and tubs, timber shed and a gate opening to private parking for 2 cars.

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

TENURE: Freehold

COUNCIL TAX BAND: B

VIEWING: Strictly by appointment through the agents.

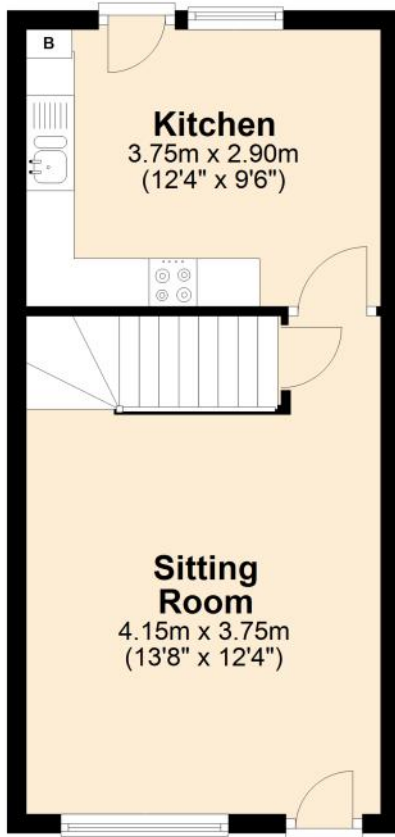
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 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 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.

