

Church Street
Wincanton, Somerset, BA9 9AE



A centrally located cottage that has been stylishly presented throughout. Entrance hall, ground floor double bedroom with ensuite. Upstairs there is an open plan light and bright living and kitchen space. There is double glazing and electric heating, private garden, and allocated parking.

Guide Price £140,000

Wyvern Cottage is most centrally situated on Church Street – just a short walk from the high street. Forming part of a 'tucked away' mews this stylish property is certainly not to be missed!

There is an entrance hall with a good sized understairs cupboard. On the ground floor there is a good-sized double bedroom with an ensuite.

Upstairs you will find a light and bright open plan living and kitchen area. There are double glazed windows to the front which have been fitted with modern shutters.

The property also benefits from electric heating, a private enclosed terrace and allocated parking for one car.

- Tenure: Leasehold
- Lease Remaining: 999 years from 2018
- Annual Ground Rent: £0
- Council Tax Band: B
- Local Authority: Somerset Council
- EPC: E
- Utilities and Similar: Mains water (metered), mains drainage, and mains electricity
- No Onward Chain



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01225 444454
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01380 722784

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01749 684198
Frome Office
01373 464040

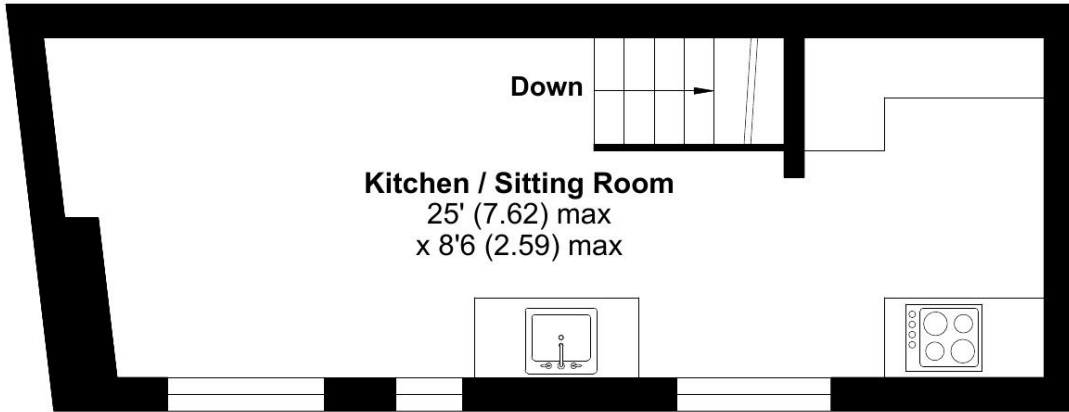
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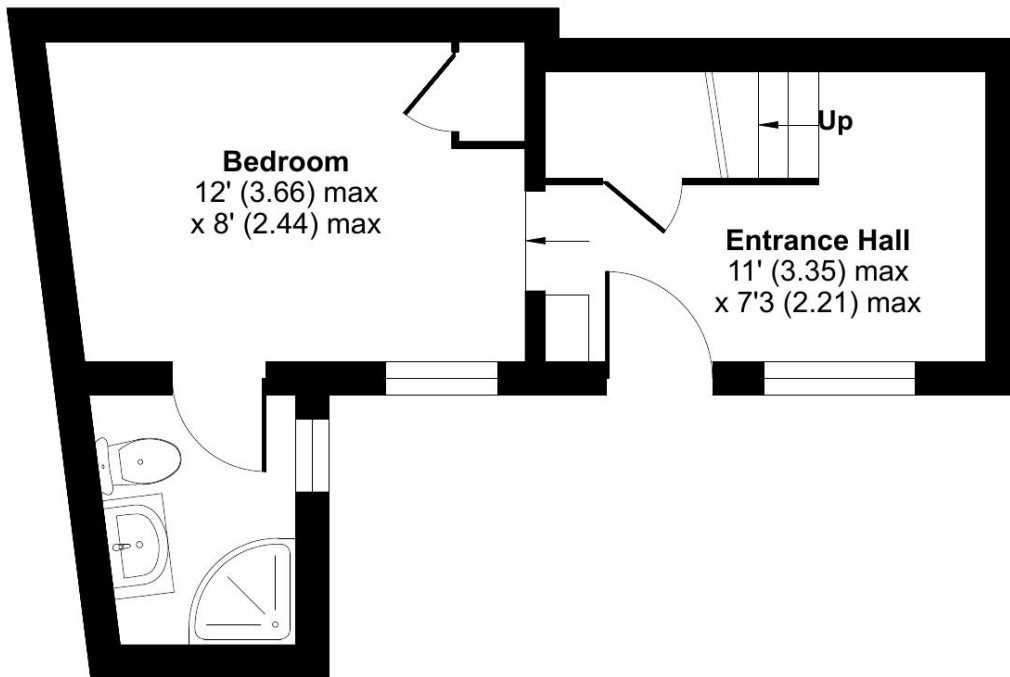
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Approximate Area = 418 sq ft / 38.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Hunter French (Bruton) Ltd. REF: 1019247

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