CHAFFERS
ESTATE AGENTS









Crocker Way,

Wincanton, BA9 9FX

An attractive detached four bedroom family home situated in a tucked away location within this popular new development. The property is well presented throughout with a south-westerly rear garden, driveway and garage.

£315,000 Freehold

Council Tax Band: E

Crocker Way,

Wincanton, BA9 9FX

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Description

Crocker Way is a recently built modern detached family home which has been finished to a good specification throughout and is situated off the main street in a popular modern development.

The property is entered via a hallway with stairs rising to the first floor and doors to the living room, dining room, kitchen, study and the ground floor WC. The spacious living room has door leading to the rear garden as well as double doors leading through to the dining room.

The kitchen faces the rear and has a range of modern fitted units with built in electric oven, gas hob and cooker hood. There is also a built in dishwasher and fridge/freezer as well as a door to the rear garden. Completing the ground floor accommodation is a small study and WC.

On the first floor the mater bedroom benefits from en-suite shower facilities as well as a fitted cupboard. There are three further bedrooms and a family bathroom.

Outside there is access along the side of the property that leads to the garage and parking area. The rear garden has an open aspect with a small patio area and lawn.

Situation - Wincanton

Wincanton offers a good range of shops, supermarkets, leisure facilities and community amenities. Nearby Bruton, Castle Cary and Stourhead provide further attractions, with Yeovil, Sherborne and Salisbury within easy reach. The area is well served by schools, including King Arthur's, with independent options in Bruton and Sherborne. The A303 is around five minutes away, with rail links from Templecombe, Gillingham, Castle Cary and Bruton.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Somerset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



Directions



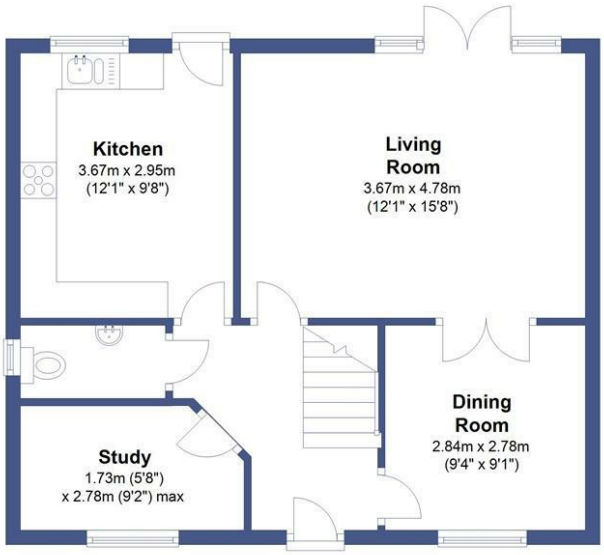




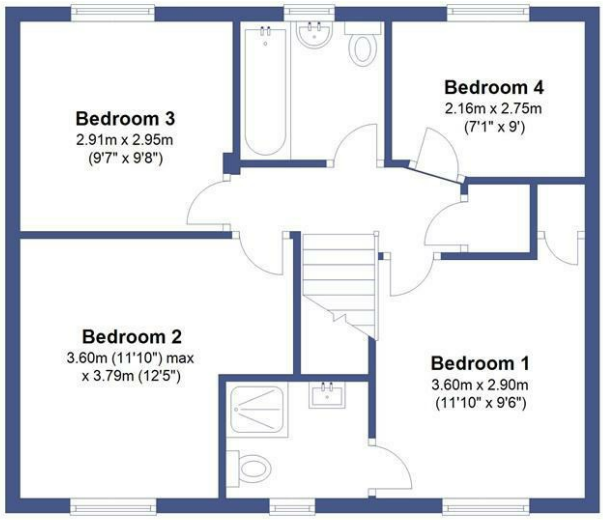



Floor Plan

Ground Floor
Approx. 51.7 sq. metres (556.4 sq. feet)



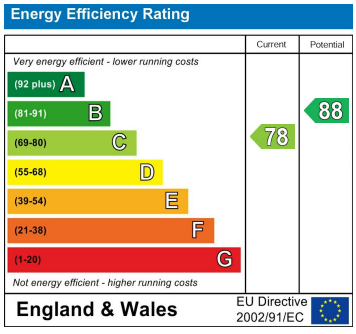
First Floor
Approx. 51.6 sq. metres (555.9 sq. feet)



Total area: approx. 103.3 sq. metres (1112.3 sq. feet)

Not to scale. For Illustration purposes only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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