





34 CAVALIER WAY,
WINCANTON, BA9 9ED

£87,500
LEASEHOLD

Open to Investors and Cash Buyers Only ! A well-presented two-bedroom, purpose-built first-floor flat, conveniently situated within easy reach of the town centre and its amenities. This property is perfectly suited for upcoming potential landlords benefiting from a spacious living room, generous kitchen and allocated parking. Property would achieve between £850- £925 pcm.

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Summary

ACCOMMODATION

Accessed via a communal stairwell, with stairs rising to the top floor, the front door opens into:

Entrance Hall: With loft access, consumer unit and useful airing cupboard housing a factory-lagged hot water cylinder with immersion heater.

Sitting Room: 13'9" x 11'7" An inviting reception room enjoying an attractive outlook over the River Cale through a double-glazed rear window. The room benefits from a wall-mounted storage heater, telephone and television points, and an open-plan connection through to the kitchen/diner.

Kitchen/Diner: 13'9" x 7'4" A fitted kitchen offering a good range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl inset sink with cupboard below. There is a freestanding electric oven, together with space for a washing machine and tall fridge freezer. Dual-aspect double-glazed windows to the rear and side provide natural light, while a wall-mounted storage heater completes the room. There is also space for a small dining table.

Bedroom 1: 10'5" x 8'4" A well-proportioned bedroom with a double-glazed window to the front aspect and wall-mounted electric heater.

Bedroom 2: 8'8" x 6'10" A second bedroom, ideal for use as a guest room, home office or occasional bedroom, with a double-glazed window to the front aspect and wall-mounted electric heater.

Bathroom: Fitted with a white suite comprising a bath with electric shower over, low-level WC and pedestal wash hand basin. The walls are white tiled to splash-prone areas, with an electric heater and double-glazed frosted window.

Additional Information

Services: Mains Water, Electricity & Drainage.

Council Tax Band: A

Council Authority: South Somerset District Council - 01935 462462

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: E

Rated D ~ View at www.chaffersestateagents.co.uk

Lease Information - **66 years remaining as of 2026 November

Ground Rent is £150.00 per year

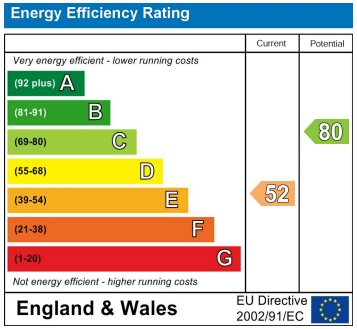
Service Charge is believed to be £750.00 per year which includes dedicated parking space however tbc with vendor.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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