



**Malthouse Close
Wincanton
Somerset
BA9 9TA**

Offers in Excess of £119,950

bettermove

Malthouse Close Wincanton

Bettermove are pleased to present this charming two bedroom second floor flat in Wincanton, available with no forward chain.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 119 years remaining on the lease; the combined ground rent and service charge is £75 per month. The council tax band is B.

The interior of this well presented property comprises a spacious lounge/diner, fitted kitchen, two bedrooms and family bathroom. There is an allocated off road parking space with visitors' spaces also available.

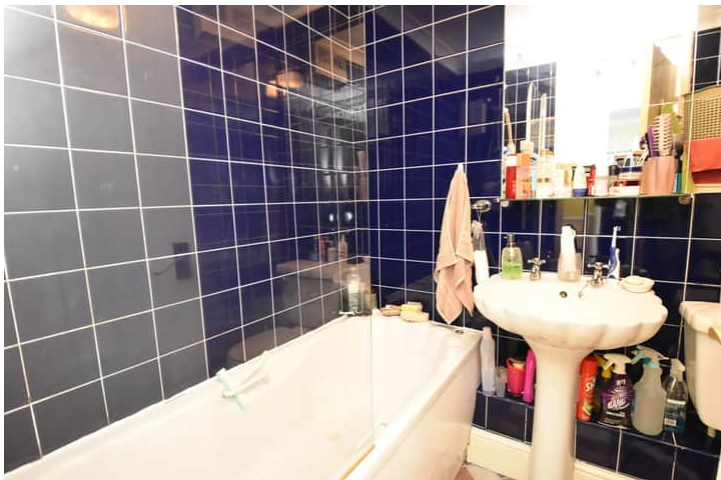
Located in the popular town of Wincanton, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A303, A371 with rail connections from Bruton and Templecombe train stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

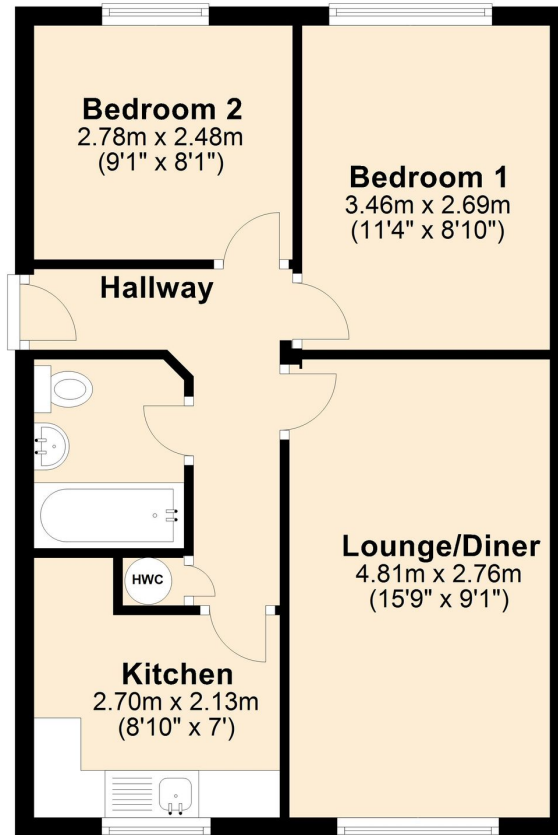
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.




Second Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 46.3 sq. metres (498.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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