

# 10 Gerald Quick House,

Wanstrow, BA4 4TX

COOPER  
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TANNER



£120,000 Leasehold

 1  1  1 EPC D

#### Description

Set in the very heart of the idyllic and semi-rural village of Wanstrow is this one-bedroom ground floor flat, offering light and airy living accommodation, access to a communal garden and allocated parking.

The front door opens into an entrance hall which gives access to the double bedroom, the living/dining room, the kitchen and the shower room. The living/dining room is a very well-proportioned and dual aspect space which is filled with natural light. The kitchen is well appointed, and includes a range of wall and base units, with room for appliances and a large window filling the space with light. There is a great size double bedroom in addition to the shower room.

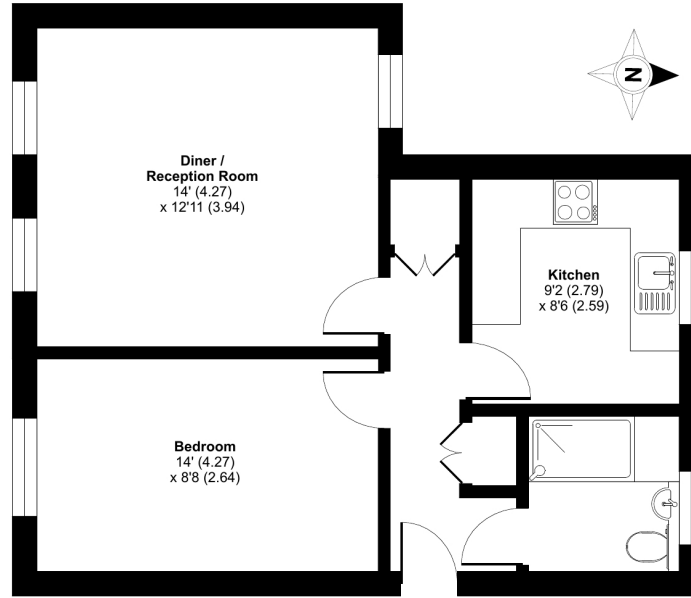
This increasingly rare opportunity would make an excellent first time buy and would make an equally good buy to let investment.

Wanstrow is situated approximately six miles from the historic market town of Frome which offers a range of shopping facilities, a leisure centre, cafés, hospital and a medical centre. Bruton is just five miles distant and offers the popular Hauser and Wirth restaurant, art centre, shops and the famous Newt in Somerset. The beautiful Georgian city of Bath is approximately eighteen miles. Westbury, which has its main line train station, is approximately eleven miles away offering services to London. There is a church, a village hall and a public house. The Longleat Safari Park and its many family attractions is only a short drive away. The village borders picturesque scenery and lovely walks for all the family.

## Wesley Close, Wanstrow, Shepton Mallet, BA4

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcomm 2023. Produced for Cooper and Tanner. REF: 971812



### Features

- Ground Floor Flat
- No onward chain
- Communal garden
- Rural location
- One bedroom
- Set in the village of Wanstrow
- Ideal investment opportunity



### Local Information

- Council Tax Band A
- Tenure Leasehold 125 years from 01/04/2023
- Service Charge Approx. £1,030.00 per annum
- Ground Rent Nil
- EPC Rating D

### FROME OFFICE

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