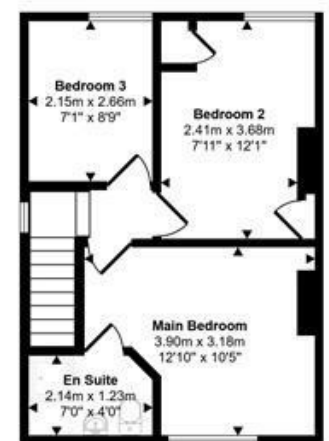
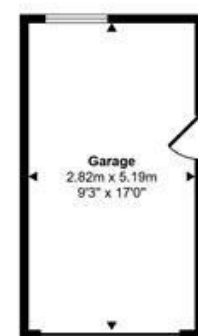




Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 34 sq m / 370 sq ft



Garage  
Approx 15 sq m / 157 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Cucklington  
Wincanton

Guide Price  
£295,000

Set within the sought-after village of Cucklington, this semi-detached home offers three bedrooms, a garage, ample driveway parking and a generous plot with side and rear gardens, enjoying charming countryside views and presenting a good opportunity for improvement and potential extension, subject to the necessary consents.

Arranged over two floors, the property provides a versatile layout with scope for alteration, making it well suited to those looking to create a home tailored to their needs.

The ground floor comprises a sitting room forming the main living space, together with a kitchen and shower room, as well as practical additional areas including a storage room and cloakroom.

Upstairs, there are three bedrooms, with the main bedroom benefiting from an en suite, completing a flexible and comfortable layout.

Externally, the generous plot extends to the side and rear, offering space for outdoor living while making the most of the surrounding countryside setting.

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| Energy Efficiency Rating                    |  | Current      | Potential |
|---|--|--------------|-----------|
| Very energy efficient - lower running costs |  |              |           |
| (92 plus) A                                 |  |              |           |
| (81-91) B                                   |  |              |           |
| (69-80) C                                   |  |              |           |
| (55-68) D                                   |  |              |           |
| (39-54) E                                   |  | 46           | 70        |
| (21-38) F                                   |  |              |           |
| (1-20) G                                    |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
| England & Wales                             |  | EU Directive |           |



## The Property

### Inside

#### Ground Floor

A porch leads into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal rooms.

A well-proportioned sitting room enjoys good natural light and is centred around a wood burning stove, creating a cosy focal point. Positioned to the rear, the kitchen provides access to the ground floor shower room. The property would benefit from modernisation, offering excellent scope for improvement. Further practical features include a useful storage room and a separate cloakroom/WC.

#### First Floor

From the landing, there is access to three bedrooms.

The main bedroom is a generous double with an en suite, while bedroom two benefits from fitted wardrobe space.

### Outside

#### Gardens

A generous plot extends to both the side and rear, mainly laid to lawn and enjoying countryside views, with a greenhouse and space for further landscaping. The garden is fully enclosed and offers a good degree of privacy. There is also a small area of garden to the front of the house.

#### Parking and Garage

Driveway parking is available for multiple vehicles, along with a garage.

### Useful Information

Energy Efficiency Rating tbc  
 Council Tax Band B  
 Electric Heating  
 Mains Drainage  
 Upvc Double Glazing  
 Freehold  
 No Onward Chain

### Location and Directions

Cucklington is a sought-after village set within surrounding countryside, offering a quieter setting with rural views. The nearby towns of Wincanton and Gillingham provide a range of everyday amenities, along with good road connections via the A303.

Postcode BA9 9QH

What3words  
 ///puddings.singles.examine

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.