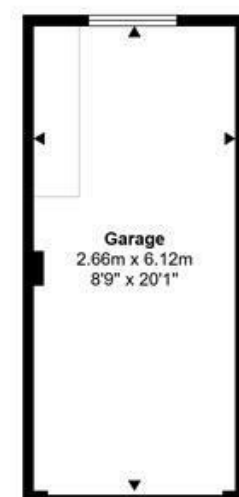




Floorplan
Approx 63 sq m / 675 sq ft



Garage
Approx 16 sq m / 175 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.



Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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selling and letting properties



Lawrence Hayes
Wincanton

Guide Price
£275,000

An immaculately presented two bedroom semi detached bungalow set within a quiet area in the Somerset market town of Wincanton. Positioned within easy walking distance of the town centre, Wincanton offers a good range of everyday amenities including independent shops, cafes, a primary and secondary school and a regular programme of community events. The A303 is conveniently close by, placing Sherborne, Yeovil and Castle Cary within easy reach, with mainline rail services available at both Templecombe and Castle Cary.

Thoughtfully maintained and improved by the current owners over five years, the accommodation extends to approximately 850 square feet arranged across a single level. Well laid out throughout, the property encompasses a generous sitting room diner, a modern kitchen, a utility room, a bathroom and two well proportioned bedrooms. During their ownership a number of improvements have been carried out including a new gas boiler, immersion heater and radiators, a new front door and bathroom window.

Outside, a south facing rear garden enjoys good privacy and is not overlooked. A garage with a pitched roof to match the house and a generous driveway offering ample off road parking for multiple cars completes the plot.

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The Property

Inside

A welcoming entrance hall leads through to the principal rooms. Two well proportioned bedrooms are found to the front of the property, both enjoying a pleasant outlook.

The kitchen has been fitted with modern shaker style units in light colours with laminate worktops, creating a fresh and well considered space. There is room for further appliances and a utility room sits off the kitchen providing useful additional storage and laundry space. The sitting room diner is a good sized and versatile space, well suited to both everyday living and entertaining. A bathroom completes the accommodation.

Outside

Garden

A south facing rear garden enjoys a good degree of privacy and is not overlooked. Laid mainly to lawn with

a patio area, it catches the sun well throughout the day. Side access leads through to the garage.

Parking

A generous driveway offers ample off road parking for multiple vehicles. A garage with a pitched roof in keeping with the house is accessed via the side of the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Gas Fired Central Heating
Upvc Double Glazing
Mains Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions

Wincanton is a market town in Somerset, known for its charming setting and strong sense of community. It offers a mix of independent shops, local pubs,

supermarkets, and everyday amenities, along with well-regarded schooling options. The town also has good road links, particularly via the A303, providing easy access to nearby centres such as Yeovil, Salisbury, and beyond.

Postcode BA9 9EX

What3words
///silks.enough.goodbyes

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 firms employment has the authority to make or give any representation or warranty in respect of the property.