



**Waterside Road, Wincanton, Somerset, BA9**

**Guide Price: £295,000**

**Freehold**

# Waterside Road Wincanton, Somerset, BA9

 4  2  1  1,548 sq ft

Terraced Property

Four Bedrooms

Principal Bedroom with En Suite

Conservatory

Garage and Driveway Parking

**Guide Price: £295,000**

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## ABOUT THE PROPERTY

Nestled in a peaceful location, this spacious, well-appointed family home offers a harmonious blend of comfort and practicality across three floors. With generous living spaces, four bedrooms, a garage, and an inviting rear garden featuring a patio and pond, this property is ideal for modern family living.





## GROUND FLOOR

The front door opens into a small entrance area, providing access to a shower room located in the garage, a storage cupboard, and a glass door leading into the main hallway. The hallway, with stairs rising to the first floor, an under stairs cupboard with shelving, and WC, flows seamlessly into the heart of the home. The sitting room, accessed from either the hallway or kitchen, features a rear window and French doors leading into the conservatory, as well as a gas fire with a wooden mantle and carpeted flooring. The kitchen is a spacious, bright room with a large front-aspect window, space for dining table, and practical fittings including a stainless-steel sink with drainer and space for appliances such as a washing machine, fridge and dishwasher. The conservatory, with tiled flooring, French doors opening to the rear garden, offers a versatile space perfect for relaxing or entertaining.

## FIRST FLOOR

The landing is enhanced by a stained-glass window and provides a useful storage cupboard and large airing cupboard. The first floor accommodates three bedrooms – two doubles and a single. The family bathroom features a bath with shower over, WC, sink, heated towel rail, vinyl flooring, spotlights and side lighting, combining style and functionality.



## SECOND FLOOR

The principal bedroom occupies the second floor and benefits from an en-suite with a Mina Combi Force shower, WC, basin, heated towel rail and Velux window. The en-suite also includes a large wraparound storage cupboard, and the bedroom itself is filled with natural light from a front-aspect dormer window.

## OUTSIDE

The front of the property is approached via a gravelled and stone pathway, with a security system installed around the exterior and an outdoor tap for convenience. A garage provides additional storage and includes a shower room. The rear garden is enclosed by stone and wooden fencing and features a patio, lawn, a brick BBQ and a tranquil pond. Outdoor lighting enhances the garden's ambiance, making it an inviting space for relaxation or entertaining. The property perfectly combines family-friendly practicality with light-filled, versatile interiors and a private, landscaped garden, all in a secure and convenient setting.

## LOCATION

Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway station at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line, and the much-improved A303, which links with the M3, is minutes away and provides convenient east-west road travel. Nearby highlights include the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distant.

**What3Words:///washing.spoil.catapult**



## ADDITIONAL INFORMATION

**Tenure:** Freehold  
**Council Tax Band:** C  
**Local Authority:** Somerset

**Services:** Electric Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

**Broadband & Mobile:** Coverage for this property can be checked at: [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Check:** [www.gov.uk/check-flooding](http://www.gov.uk/check-flooding)

**Caution:** NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Energy efficiency chart

## VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

[sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

# Waterside Road, Wincanton, BA9

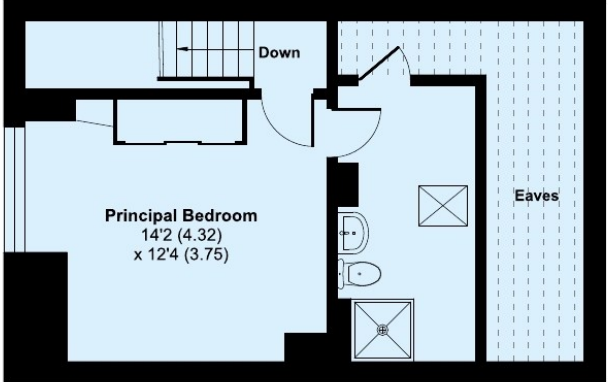
Approximate Area = 1548 sq ft / 143.8 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

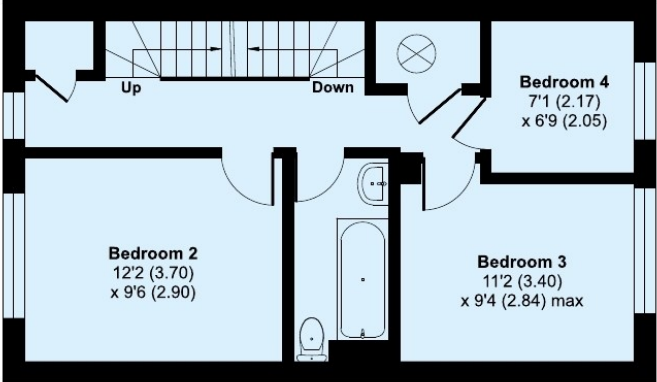
Total = 1650 sq ft / 153.2 sq m

For identification only - Not to scale

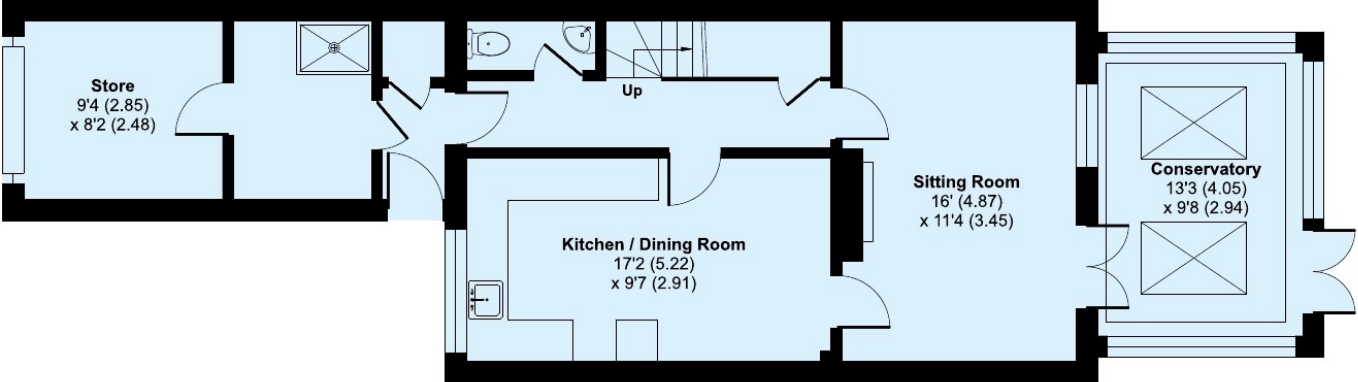
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1381324





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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.