



Home Drive, Wincanton, Somerset, BA9

Guide Price: £278,000

Freehold

# Home Drive

## Wincanton, Somerset, BA9

 3  1  1  833 sq ft

Semi Detached Property

Three Bedrooms

Enclosed Paved Garden

Garage and Driveway Parking

No Onward Chain

**Guide Price: £278,000**

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### ABOUT THE PROPERTY

Situated in a popular residential area within easy reach of Wincanton's town centre, schools and nurseries, this well-presented three-bedroom semi detached home offers light, versatile living spaces, an enclosed rear garden and the added benefit of a garage with driveway parking. Ideal for families, first time buyers or those seeking a convenient location, this property provides comfortable accommodation with practical modern features.





## GROUND FLOOR

The front door opens into a tiled porch with space for shoes with a further door opening into the entrance hall with stairs rising to the first floor. The dual aspect sitting/dining room is a bright and inviting space with French doors opening out to the rear garden allowing plenty of natural light to fill the room. The modern kitchen is fitted with dove-grey gloss wall and base units with complementing slate-grey worktops, eye-level Hotpoint double oven, 4-ring induction hob with Neff extractor, washing machine, under-counter fridge and a stainless-steel sink with drainer. A fitted roller-blind frames the window overlooking the garden. A door opens to a spacious understairs storage area/pantry, while an external door offers easy access to the rear garden.

## FIRST FLOOR

The principal bedroom is a rear-aspect double bedroom with a built-in wardrobe offering practical storage. To the front, a further double bedroom with built-in wardrobe sits next to the single bedroom which is a versatile bedroom featuring a built-in mid-level sleeper with shelving and a cupboard space beneath – ideal for maximising floor space. The landing includes a large linen cupboard and loft hatch, offering further storage options.



## OUTSIDE

At the front of the property a tarmac driveway provides off-road parking, accompanied by a lawn with raised planting borders and well-established shrubs. A wooden side gate offers secure access to the front garden. The enclosed rear garden is designed for easy upkeep, with paving and an attractive border of shrubs and flowers, outdoor electrical sockets and a water tap. The single garage sits at the rear of the garden and benefits from electrical sockets and lighting and can be accessed from both from the garden and via Tything Way. Additional driveway parking in front of the garage provides further convenience.

## 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 stations 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 literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as 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 distance.

**What3Words**///shameless.dragonfly.lunged



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** Somerset

**Services:** LPG Central 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		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

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

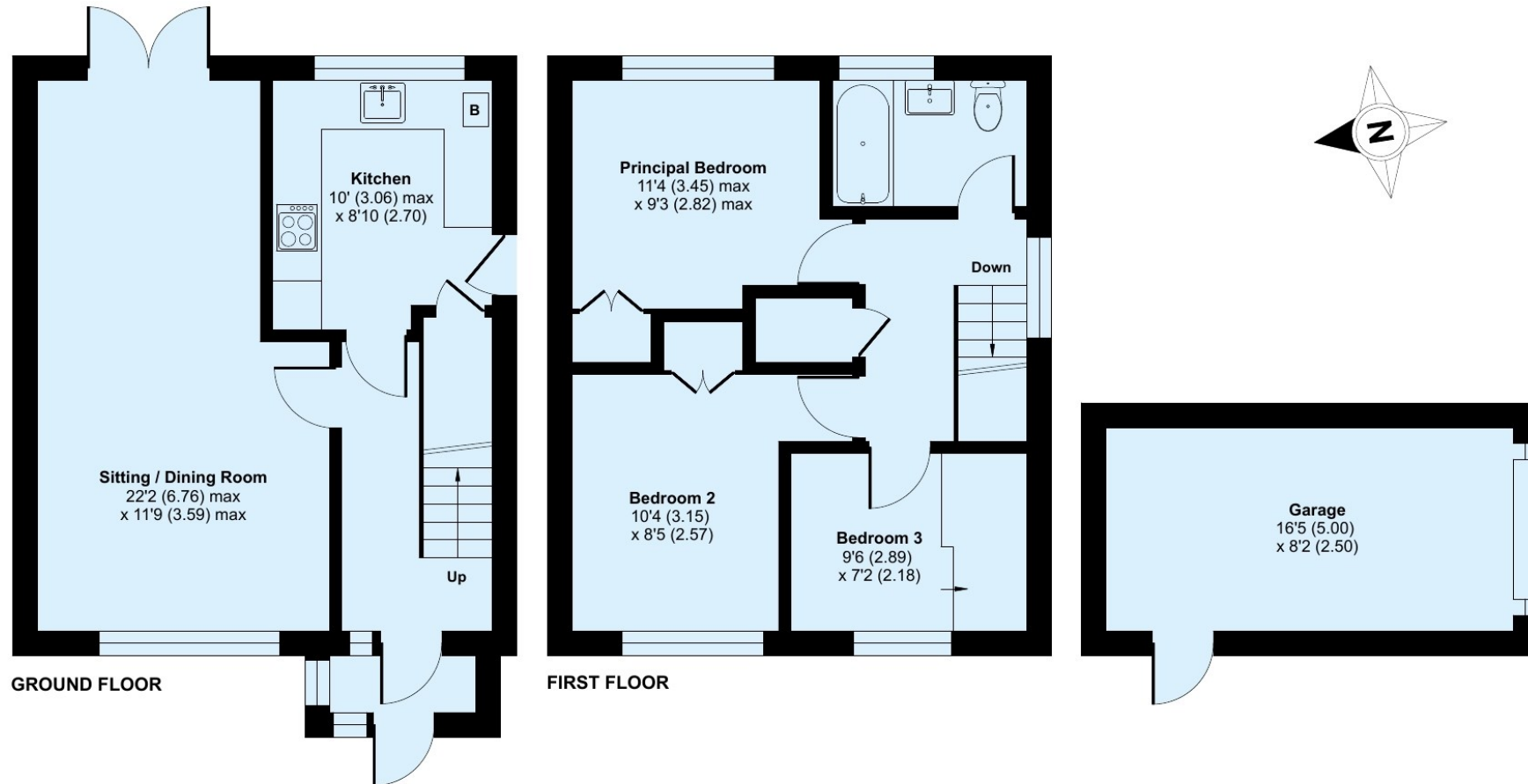
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Approximate Area = 833 sq ft / 77.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 968 sq ft / 89.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1381339





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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.