



Pines Close, Wincanton, Somerset, BA9

Guide Price: £245,000

Freehold

Pines Close

Wincanton, Somerset, BA9

 3  2  1  1,024 sq ft

Terraced Property

Three Bedrooms

Sitting Room with Multi-Fuel Burner

Conservatory and Garden Room

Two Allocated Parking Spaces

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ABOUT THE PROPERTY

A well-presented three-bedroom home offering flexible living accommodation, a bright conservatory, downstairs wet room and low-maintenance garden with wildlife pond and ample parking. The property enjoys a peaceful position within a secluded cul-de-sac, within easy reach of local amenities, schools, and countryside walks. With characterful features such as a multifuel burner, slate flooring, and a functional kitchen and utility room, this charming home combines comfort and practicality in equal measure.





GROUND FLOOR

A welcoming entrance area provides space for coats and shoes, with a front-facing window allowing plenty of natural light. From here, a door opens into the sitting room, a comfortable and homely space featuring a multifuel burner with black hearth, front aspect window, and stairs rising to the first floor. The room benefits from electric heating and opens directly into the conservatory. The conservatory is a versatile, bright space with blue glass roof, fitted blinds, lighting, and electric heating, making it ideal for year-round use. A door leads through to the garden room. The garden room connects several areas of the home, accessed via a cottage style stable door from the kitchen. It features doors to the parking area, conservatory, and garden. The space includes wood decking with artificial grass overlay, lighting, electric points, and an outside tap, all undercover. The kitchen is fitted with an eye-level double oven, Cookology four-ring electric hob (fitted 2025), stainless steel chimney extractor, and space for a washing machine and fridge-freezer. The décor includes red and white checkered wall tiles and Indian slate floor tiles, complemented by a window into the garden room and a stable door giving direct access. An adjoining utility area features a vanity unit with sink and storage, worktop space, and plumbing for a washing machine. From the utility, a door leads to a downstairs WC/wet room provides a Triton electric shower with pebble-effect tiled flooring, WC, and full tiling throughout.



FIRST FLOOR

Stairs rise from the sitting room to a light landing fitted with a night storage heater and access to three bedrooms and the family bathroom. The principal bedroom is a spacious double with a rear aspect window, electric heating, blinds, and a built-in cupboard housing a new water tank. Bedroom Two is another double room with a front aspect window and electric heater, while the third double bedroom features a rear-facing window, and the flue from the sitting room stove continuing through this room as a character feature. The family bathroom is well-appointed with a walk-in shower and rainfall shower head, heated silver towel rail, vanity unit with blue glass sink and waterfall tap, additional storage, and an obscured rear window.

OUTSIDE

The rear garden is attractively landscaped for easy maintenance, with slate ground covering, a corner wildlife pond with ornamental grasses, water butts, and space for outdoor seating. To the side of the property is a log shed with internal and external electric supply, a potting shed, and a solid green metal boundary fence topped with cream trellis detailing surrounds the rear of the property.

PARKING

The property benefits from two allocated parking spaces with additional communal parking available nearby.

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.



ADDITIONAL INFORMATION

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

Services: Electric Heating and Night Storage Heaters, Multi-Fuel Burner, 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

Flood Check: 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		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

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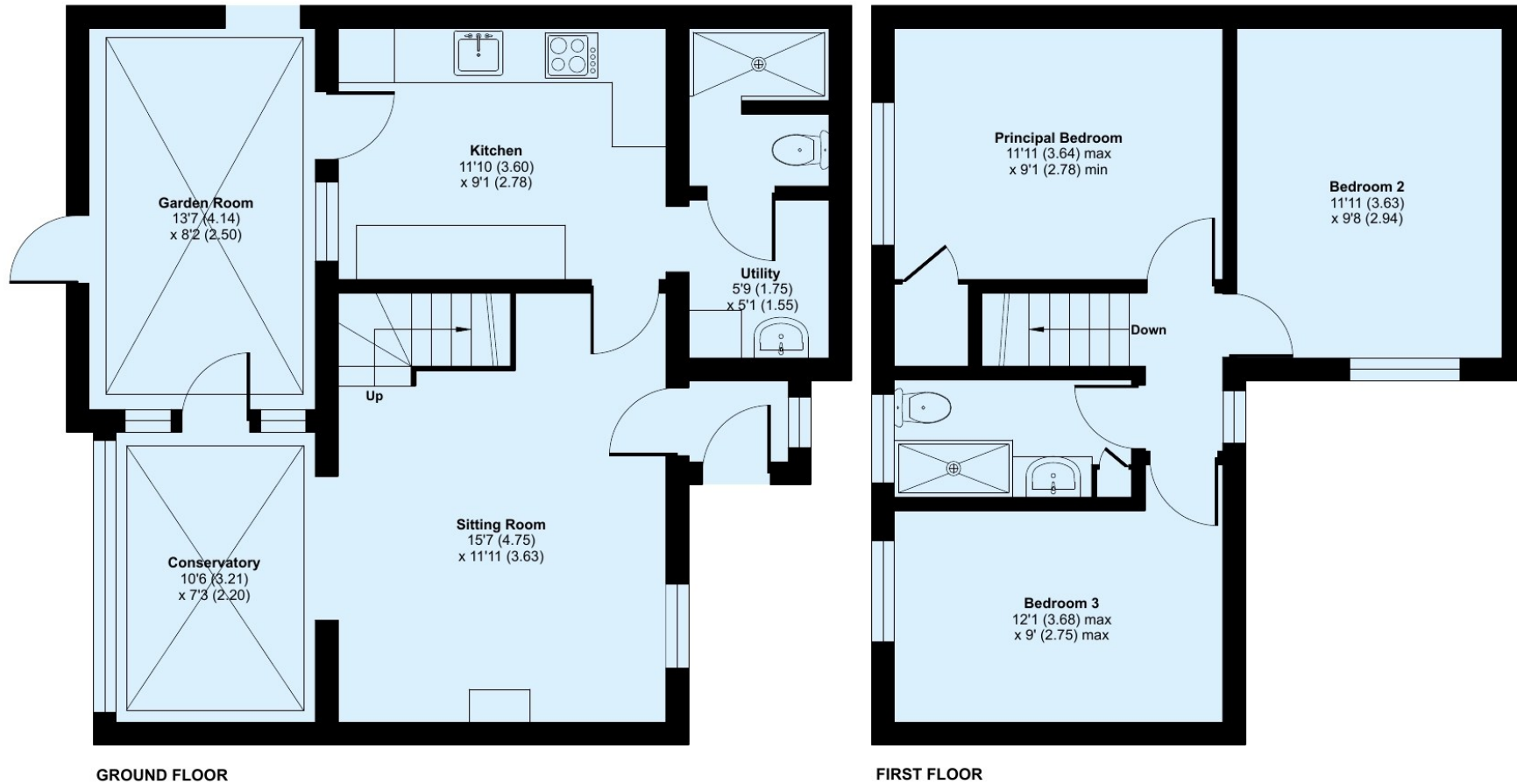
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Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1365828





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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.