



Vale View Gardens, Wincanton, Somerset, BA9

Offers in excess of: £225,000

Freehold

Vale View Gardens Wincanton, Somerset, BA9

 2  1  1  609 sq ft

End of Terrace Property

Two Bedrooms

Digital HIVE Heating System

Enclosed Rear Garden with Large Shed

Driveway Parking for Multiple Vehicles

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ABOUT THE PROPERTY

Located within Vale View Gardens in Wincanton, this well-presented two-bedroom end-of-terrace home offers practical living, driveway parking for multiple vehicles and an enclosed rear garden. The property further benefits from a recently added HIVE digitally controlled heating system, allowing remote temperature control via mobile phone. Close to the town centre and local amenities in Wincanton, this property is an appealing choice for first-time buyers, downsizers or investors alike.





GROUND FLOOR

The front door opens into an entrance hall providing space for coats and shoes, with engineered oak flooring that continues seamlessly into the living room. The living room is a bright and welcoming space featuring a large front facing bay window and an understairs alcove ideal for a television or media setup. To the rear, the kitchen is fitted with wood-effect cabinetry and granite-effect worktops, complemented by a contemporary dark tiled splashback. Integrated features include an oven, four-ring gas hob with extractor and a wine rack. A sink with drainer is positioned beneath the rear facing window, while double glazed patio doors open directly out to the garden bringing in plenty of natural light. There is space for additional appliances, along with room for a breakfast bar or small dining table. An understairs cupboard provides useful pantry storage and benefits from an electrical supply.

FIRST FLOOR

The landing provides access to the loft, which is partially boarded and fitted with a ladder and lighting. A linen cupboard offers ample shelving, and the landing and bedrooms are finished with comfortable grey carpeting throughout. The principal bedroom is a front facing double room featuring a mirrored sliding built-in wardrobe with hanging rail and shelving. Bedroom two is a rear facing single room, ideal as a child's room, guest room or home office. The family bathroom is fitted with a WC, basin and bath with newly installed electric Mira shower over. The room is finished with wood-effect vinyl flooring and benefits from an obscured window for natural light and privacy.



OUTSIDE

To the front of the property there is a small area of lawn alongside a paved pathway leading to the front door, which is sheltered by a storm porch. To the side of the house, the driveway provides parking for multiple vehicles. The enclosed rear garden is accessed directly from the kitchen via patio doors and features a generous paved seating area, a lawned section and wooden pergola. Additional features include an outside tap, lighting and electrical points, along with a large wooden shed for storage. A side gate provides convenient access to the driveway.

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:///repaying.custodial.fuzz



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

Local Authority: Somerset

Services: Gas 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

Flood Check: www.gov.uk/check-flooding

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

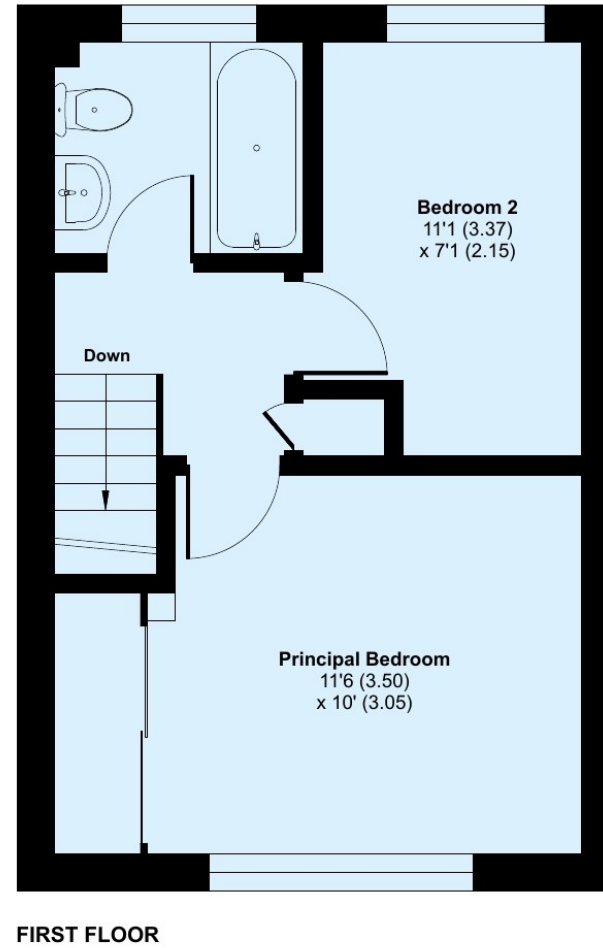
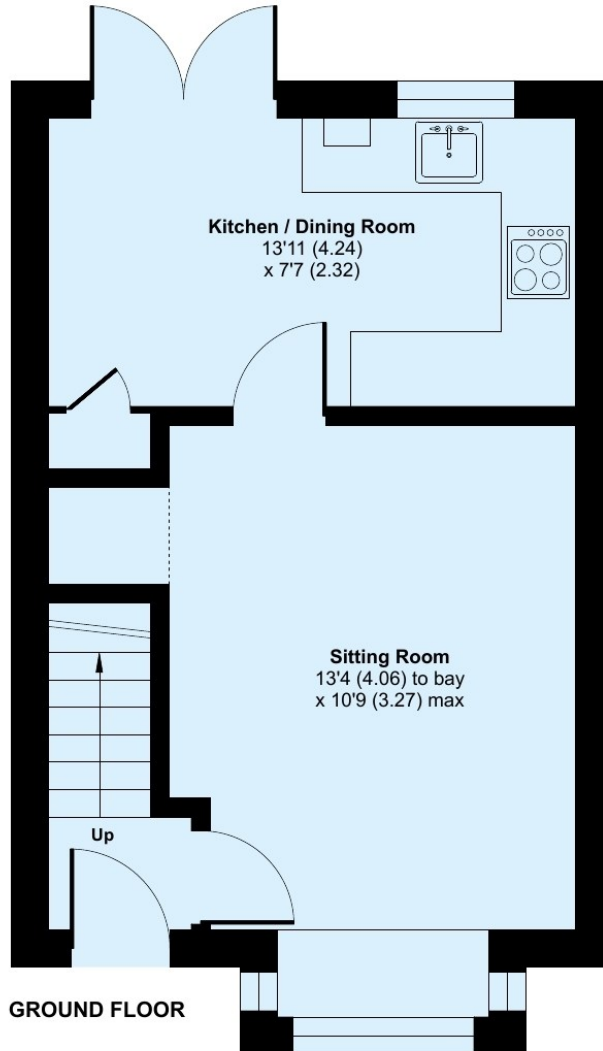
Email:

sales@kingslandproperty.com

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Approximate Area = 609 sq ft / 56.5 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 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1403258





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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.