



**Balsam Park, Wincanton, Somerset, BA9**

**Guide Price: £317,500**

Freehold

# Balsam Park

## Wincanton, Somerset, BA9

 3  3  1  1,177 sq ft

Link-Terrace Three-Storey Property

Three Double Bedrooms all with En-Suites

Driveway Parking for Multiple Vehicles

Garage with Electrics and Lighting

Central Town Location

**Guide Price: £317,500**

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### ABOUT THE PROPERTY

This well-presented, three-storey, link-terrace home offers generous and versatile accommodation, featuring three double bedrooms, each with its own en-suite, alongside driveway parking, garage and a low-maintenance garden. Ideally situated within easy walking distance of Wincanton High Street, the property is perfectly placed for convenient access to local amenities.





## GROUND FLOOR

Stepping inside, the entrance hall features oak-effect laminate flooring, a cloakroom with WC and basin, and a useful understairs cupboard for coats and shoes. To the front of the property, the kitchen is fitted with cream wall and base units with wood-effect worktops, offering ample storage and space for freestanding appliances, along with a stainless-steel sink positioned beneath the front-facing window. To the rear, the living/dining room is a light and spacious area with oak-effect laminate flooring throughout, offering plenty of room for both seating and dining. A window and glazed patio door with glass panel provides dual aspect views across the rear garden and direct access onto the patio.

## FIRST FLOOR

The first-floor landing includes a useful airing cupboard with shelving and provides access to two double bedrooms. The principal bedroom is a spacious rear-facing room and benefits from two built-in double wardrobes as well as an additional linen cupboard. The adjoining en-suite bathroom is fitted with a WC, basin and an L-shaped bath with rainfall shower over. Also on this floor is a further double bedroom with a built-in double wardrobe and en-suite shower room, comprising a corner shower, WC, vanity basin and front-facing obscured window.



## SECOND FLOOR

On the second floor, a small landing provides access to a useful storage cupboard. From here, a further double bedroom features a rear-facing Velux window and a built-in double wardrobe. The room benefits from an en-suite bathroom, fitted with a bath with shower attachment, WC and basin, along with a front-facing Velux window and an additional built-in storage cupboard, making it well suited as a guest suite or private upper-floor bedroom.

## OUTSIDE

The front of the property is paved providing driveway parking for multiple vehicles and access to the garage via an up-and-over door. A storm porch shelters the sage-green front door, with an outside tap and lighting adding further practicality. The rear garden is arranged over four tiers and has been designed for ease of maintenance. The glazed door from the living/dining room opens onto a patio ideal for outdoor dining with steps leading to raised sections featuring slate beds, gravel areas, shrubbery and wooden planters. At the top of the garden, a summer house provides a versatile space, ideal for relaxing, entertaining or additional storage. The garage can also be accessed from the garden via a single personnel door and benefits from power, lighting, worktop space and an obscured rear window.

## 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///maker.escapades.ribcage**



## ADDITIONAL INFORMATION

**Tenure:** Freehold  
**Council Tax Band:** C  
**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](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 we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 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](mailto:sales@kingslandproperty.com)

# Balsam Park, Wincanton, BA9

Approximate Area = 1177 sq ft / 109.3 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

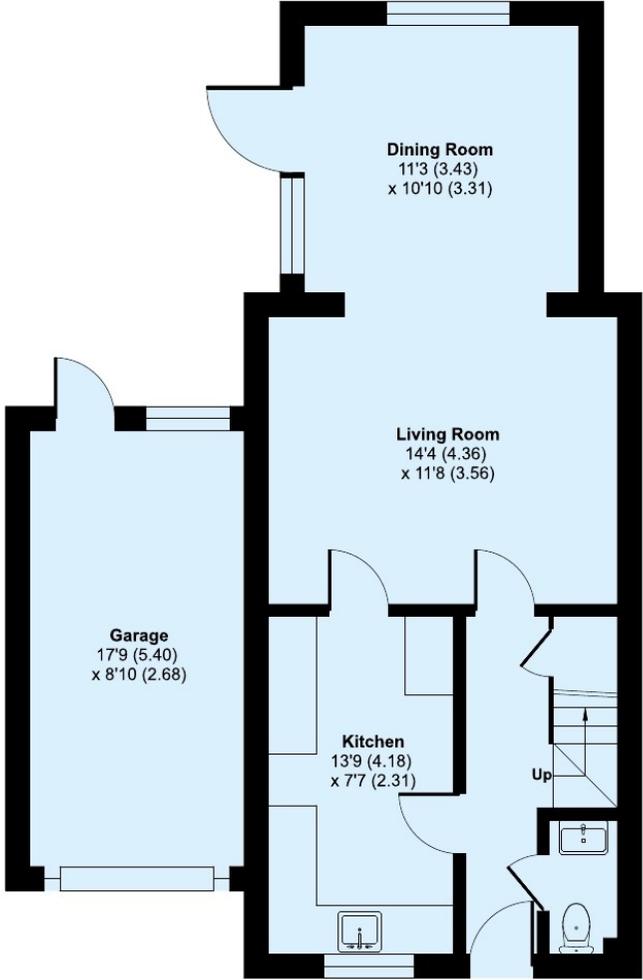
Garage = 156 sq ft / 14.4 sq m

Total = 1378 sq ft / 127.8 sq m

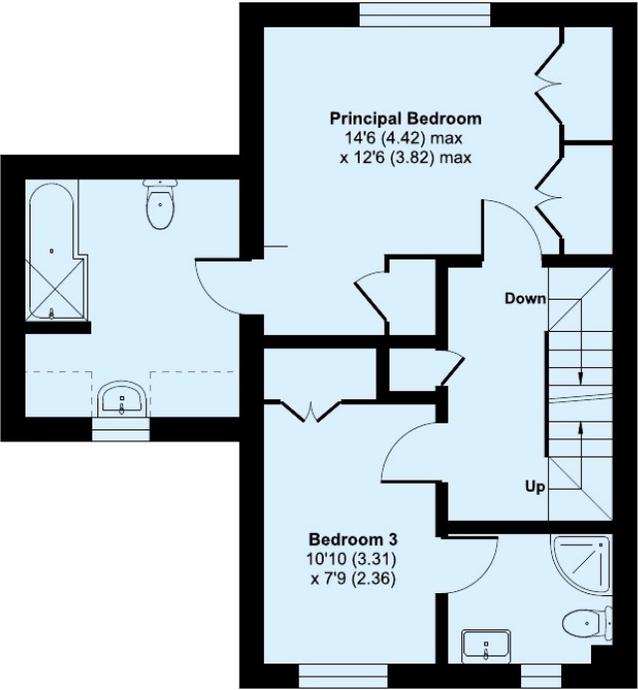
For identification only - Not to scale



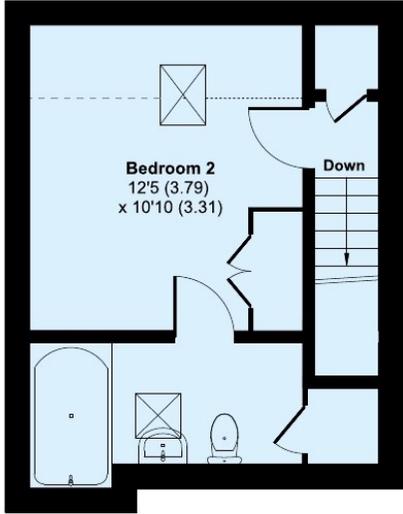
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1417023





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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.