



**Balsam Fields, Wincanton, Somerset, BA9**

**Guide Price: £175,000**

Leasehold

# Balsam Fields

## Wincanton, Somerset, BA9

 2  1  1  780 sq ft

First-Floor Flat

Two Double Bedrooms

Convenient Ground-Floor Entrance Hall

South-Facing Rear Garden

Driveway Parking for Two Vehicles

**Guide Price: £175,000**

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### ABOUT THE PROPERTY

This well-presented first-floor two-bedroom flat offers comfortable and well-proportioned accommodation, complemented by the rare benefit of a generous south-facing garden and a driveway with two adjacent parking spaces. Situated in a convenient and established residential location within walking distance of Wincanton High Street, the property combines practical living with attractive outdoor space, making it ideal for first-time buyers, downsizers, or investors.





## GROUND FLOOR

The front door opens on the ground floor into a welcoming entrance area, where tiled flooring provides a practical and durable finish. A window to the front allows natural light to brighten the space, creating an inviting first impression. From the entrance, a door provides access to a useful boot room offering ample space for coats, shoes, and everyday storage, keeping the main living area clutter-free. Stairs rise from the entrance to the first floor, featuring a characterful rope handrail.

## FIRST FLOOR

The landing benefits from loft access via a ladder, with the loft being partially boarded and fitted with lighting and power sockets, offering excellent additional storage potential.

The kitchen enjoys far-reaching views and is fitted with wood-effect wall and base units, a freestanding washing machine, dishwasher, an electric double oven with induction hob and heated towel rail. A ceramic 1½ bowl sink with drainer is complemented by an instant boiling water tap, while a movable island with storage and a stainless-steel worktop adds flexibility and functionality to the space. The gas boiler, which is approximately four years old and serviced annually, is also located in the kitchen. The living room is a spacious and comfortable reception room with a front-facing window. A freestanding electric fireplace provides a focal point, creating a warm and welcoming atmosphere ideal for relaxation or entertaining.



The principal bedroom is a well-proportioned double room positioned to the front of the property. A large built-in wardrobe with a pull-down hanging rail and additional storage offers excellent practicality, while a picture rail adds a subtle character detail. The second bedroom is also a double room and benefits from a side-facing window with views across the garden and rooftop views towards the eastern side of Wincanton. This room also features a generous over-stairs storage cupboard fitted with shelving, making excellent use of the available space. The recently updated shower room features a corner rainfall shower with a separate hand attachment, wall-mounted vanity unit with inset basin, and WC. Low-level LED lighting creates a contemporary feel, while grey marble-effect wall panels and a chrome heated towel rail complete the room.

## OUTSIDE

To the front of the property, there are two gravelled parking spaces separated by a pathway leading to a picket gate. A wooden shed is positioned to the right as you enter through the gate, providing useful additional storage. To the side of the property there is an outside tap and an electrical hook up, suitable for a caravan. The pathway continues to the front door and extends down to a gate at the bottom of the garden, leading to Munday's Mead, separating the main lawn from the vegetable garden.

The rear garden enjoys a desirable south-facing aspect, making it ideal for enjoying the sun throughout the day. A paved patio provides an excellent space for outdoor seating and dining, leading onto a good-sized lawn. To the right of the pathway is a greenhouse and vegetable garden, perfect for those with an interest in home growing. Tucked discreetly behind the rear of the property is a bin store, along with a gate providing a right of way for neighbouring access.

## 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 away.

**What3Words///pampered.blinks.rebel**

### Maintenance Charges

**Management Company:** ABRI Group Ltd

**Annual Ground Rent:** £10

**Annual Service Charge:** £195 to include buildings insurance.



## ADDITIONAL INFORMATION

**Tenure:** Leasehold term of 125 years from and including 15th Feb 1998 to and including 15th Feb 2113 (87 years remaining)

**Council Tax Band:** A

**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		
69-80	C	73 C	75 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

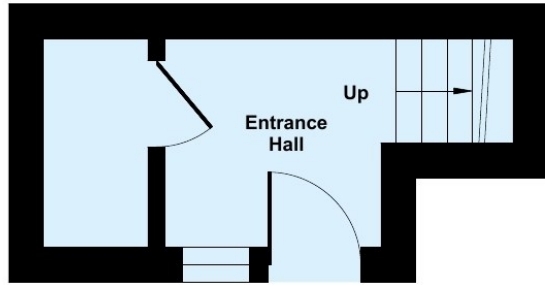
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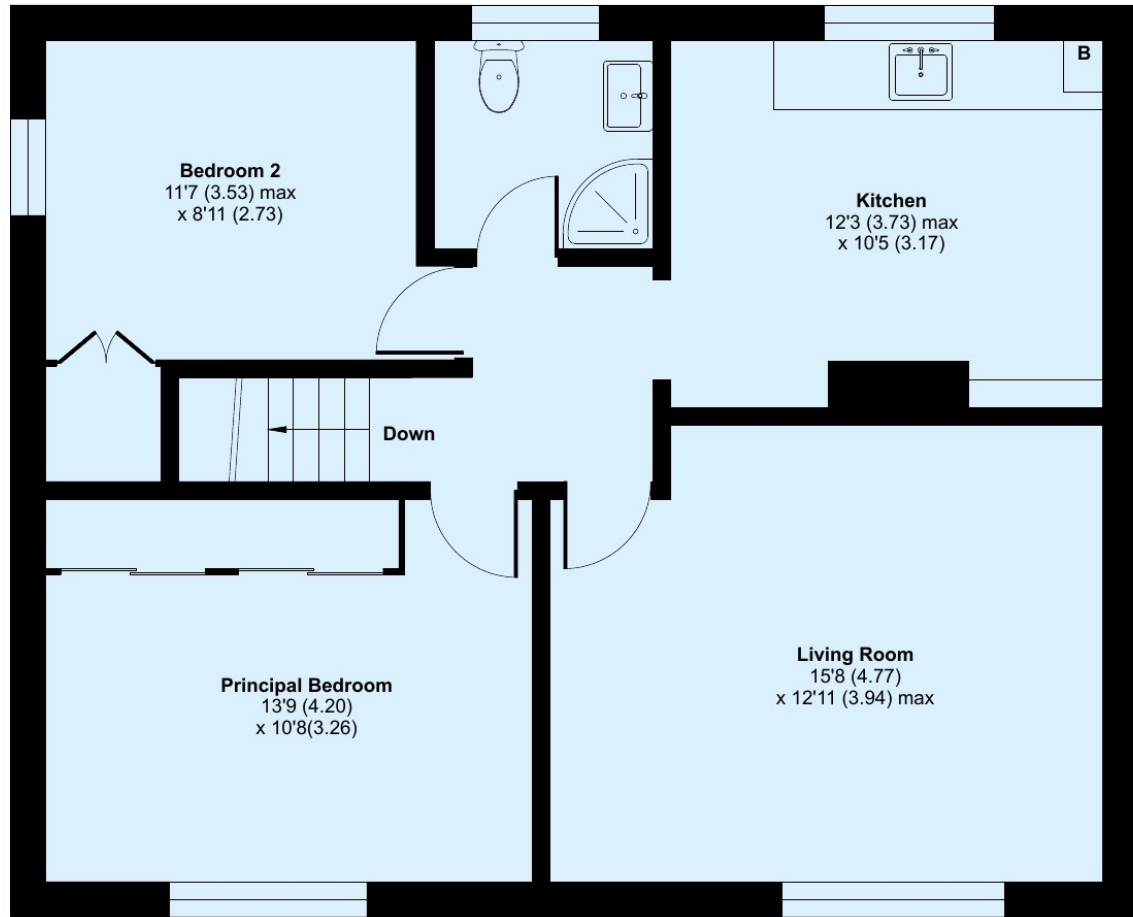
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Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1411101





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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.