



Shadwell Court, Wincanton, Somerset, BA9

Guide Price: £142,500
Leasehold

Shadwell Court

Wincanton, Somerset, BA9

 2  1  1  700 sq. ft

Ground Floor Flat

Two Double Bedrooms

Dual-Aspect Living/Dining Room

Allocated Parking Space

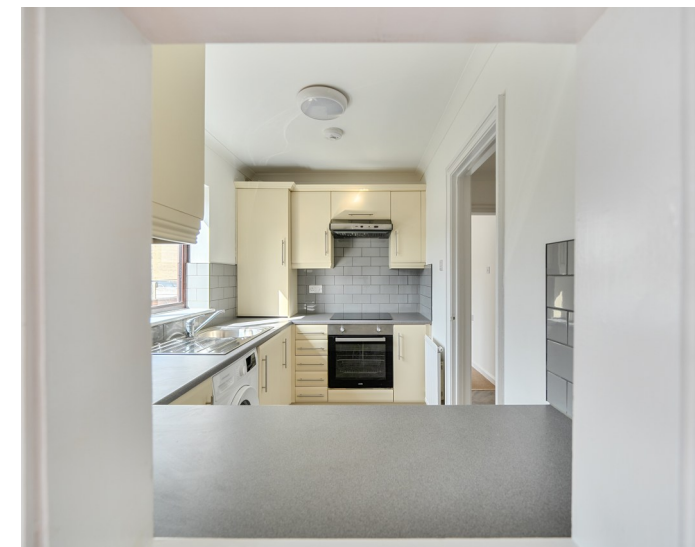
No Onward Chain

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ABOUT THE PROPERTY

A well-presented ground floor flat, offered to the market with no onward chain, providing two double bedrooms, a spacious dual aspect living/dining room, and an allocated parking space. Recently redecorated throughout and with updated flooring, the property is ready to move into while offering scope for personalisation, making it an ideal first-time purchase or investment.





ACCOMMODATION

A central hallway provides access to all principal rooms and is fitted with herringbone-style wood-effect flooring, inset coir door matting, a useful storage cupboard for coats and shoes, and a separate linen cupboard. The living/dining room is a generous dual-aspect space, with windows to both the front and rear, creating a light and comfortable reception area. A serving hatch connects through to the kitchen, adding a practical element. The kitchen is well arranged, featuring matching herringbone-style flooring, a built-in oven, four-ring electric hob with extractor above, and a stainless-steel sink with drainer beneath a rear-facing window. There is space for undercounter appliances including a fridge, freezer and washing machine, with tiled splashbacks completing the space.

There are two double bedrooms, both well proportioned and benefitting from built-in storage. Bedroom one is positioned to the rear, while bedroom two enjoys a front-facing aspect. The bathroom is fitted with a bath and electric shower over, WC, basin, and heated towel rail, with an obscured front-facing window and matching flooring.



Management Company and Maintenance Charges

Shadwell Court Management Company Ltd. The annual service charge is currently £480 per year inclusive of Buildings Insurance.

Lease Length is 999 years from 6th September 1985.

OUTSIDE

The property is situated in a tucked-away location and is approached via a paved pathway leading to a covered entrance. To the front, a communal pebbled and patio area provides outdoor space within Shadwell Court, and the property benefits from an allocated parking space.

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: Leasehold

Council Tax Band: B

Local Authority: Somerset

Services: Gas Central Heating (Combi-Boiler), Electric Shower, 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

What3Words:///barmaid.bogus.degree

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

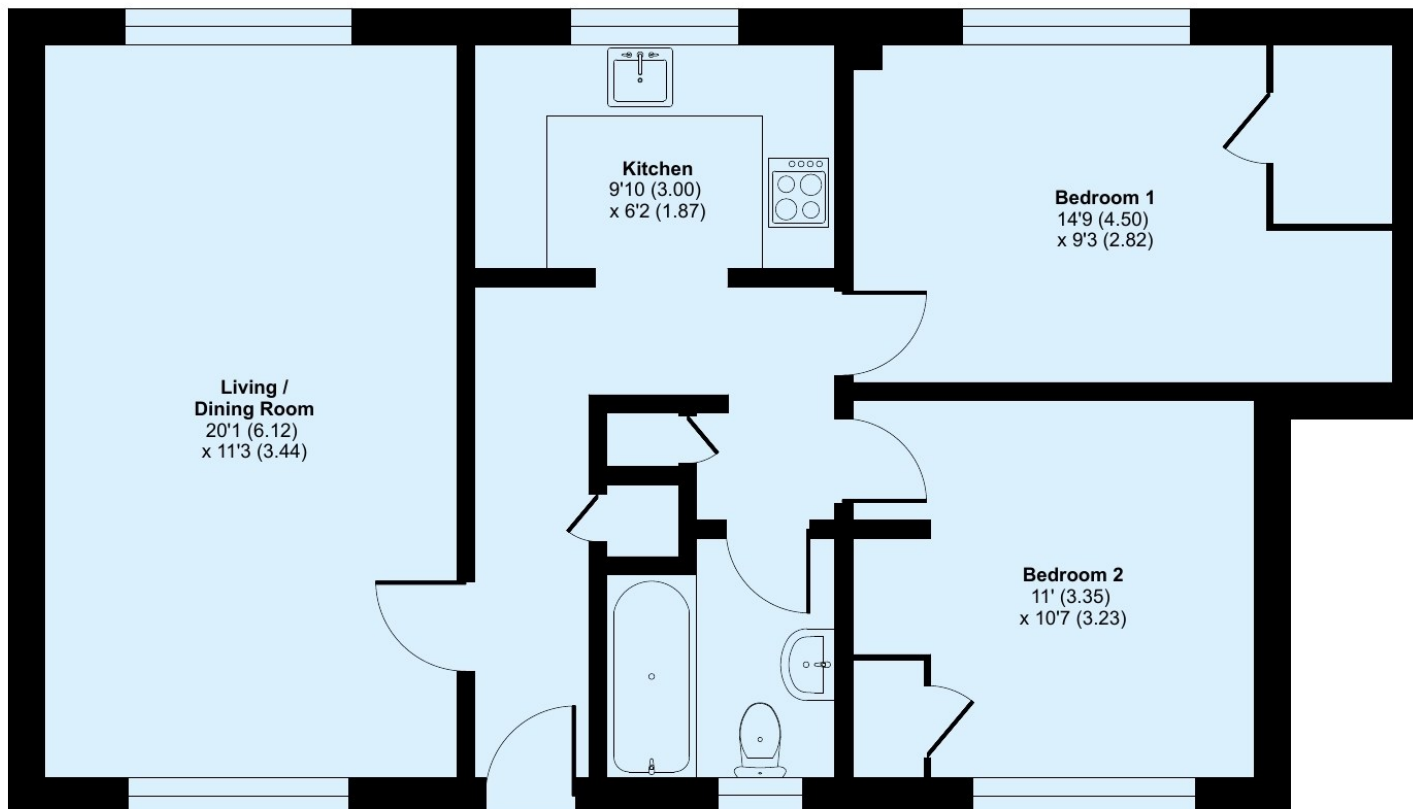
sales@kingslandproperty.com



Shadwell Court, Wincanton, BA9

Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1448789





KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Estates Ltd.
Company Number: 01312512
Registered Office: The Tythings Commercial Centre, Southgate
Road, Wincanton, Somerset, BA9 9RZ.
Registered in England.

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.