



**Tything Way, Wincanton, Somerset, BA9**

**Guide Price: £280,000**

Freehold

# Tything Way

## Wincanton, Somerset, BA9

 3  1  1  976 sq ft

Semi Detached Property

Three Bedrooms

Living/Dining Room with Adjoining Conservatory

Neatly Maintained Gardens

Garage and Driveway Parking

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## ABOUT THE PROPERTY

A spacious and thoughtfully arranged semi-detached home offering three bedrooms, driveway parking for two vehicles, and a garage, together with beautifully maintained front and rear gardens. The property features a bright living/dining room with adjoining conservatory and benefits from recent renovations such as a newly installed heating system, porch, and kitchen, all set within a convenient yet tucked-away location in Wincanton.





## GROUND FLOOR

A porch extension with vaulted ceiling provides a practical entrance space for coats and shoes, with inset coir matting and access to a cloakroom fitted with WC and vanity basin. Beyond, an inner hallway with wood-effect LVT flooring leads through the ground floor. The kitchen is positioned to the rear and is fitted with dove grey gloss cabinetry complemented by wood-effect worktops. Integrated appliances include an undercounter fridge, double oven, and four-ring electric hob with extractor above. A sink and drainer are set beneath a rear-facing window, with two additional full-height cupboards providing useful storage. There is space for a washing machine and a side door gives access to the garden and garage. The living/dining room is a well-proportioned dual aspect space, with the sitting area to the front and dining area to the rear. Double doors open into the conservatory, allowing natural light to flow through. The conservatory provides a versatile additional reception area, fully glazed with doors opening onto the rear patio, creating an ideal space for both relaxing and entertaining.



## FIRST FLOOR

Upstairs, the landing benefits from a side-facing window and loft access. The principal bedroom is a front-facing double room with a large built-in wardrobe. Bedroom two is a further double overlooking the rear garden, also benefitting from built-in storage space. Bedroom three is a single room to the front which includes a space saving, built-in cabin bed. The bathroom is fitted with a bath and electric shower over, WC, basin, and heated towel rail, with obscured windows to the side and rear.

## OUTSIDE

To the front, the property benefits from driveway parking for two vehicles, access to the garage, and a neatly presented lawn with slate borders. A side gate leads through to the rear garden. The rear garden is a particularly attractive feature, being generously sized and well-maintained. A large patio adjoins the conservatory, providing ample space for outdoor seating and entertaining, with outside lighting and a tap. A step leads down to a gravelled area and a well-kept lawn bordered by timber edging and planting. To the far end of the garden is a further paved area, with the oil tank discreetly screened. A pathway runs alongside the property, providing access to the kitchen, front gate, and garage. The garage itself benefits from power, lighting, and a rear window, and is currently used as a utility space with additional room for appliances.

## 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///sweeping.prospers.contained**



## ADDITIONAL INFORMATION

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

**Services:** Oil Fired 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		
55-68	D	58 D	74 C
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)

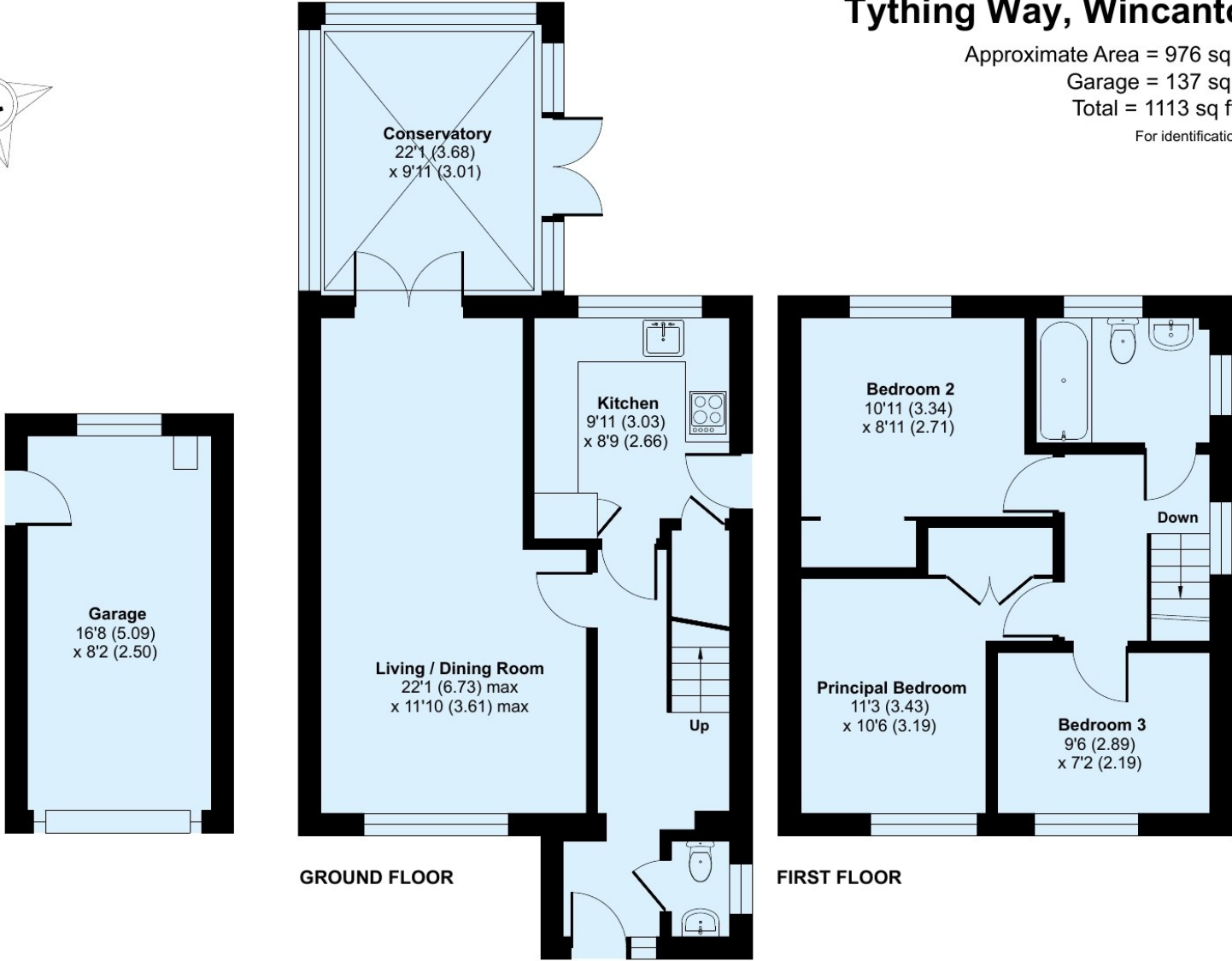
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Approximate Area = 976 sq ft / 90.6 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1113 sq ft / 103.3 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). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1450017





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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.