



Southgate Drive, Wincanton, Somerset, BA9

Guide Price: £243,000

Freehold

Southgate Drive Wincanton, Somerset, BA9

 2  1  1  709sq ft

Semi-Detached Bungalow

Fully Fitted Kitchen with Breakfast Bar

Modern Bathroom

Enclosed Garden with Summer House

Single Garage with Driveway Parking

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ABOUT THE PROPERTY

A fantastic opportunity to acquire a modern two-bedroom bungalow with enclosed private garden, garage and parking on Southgate Drive in Wincanton. The present owners have made significant improvements to the property which include an air source heat pump providing central heating throughout, a new bathroom with walk-in shower for ease of use and updated kitchen.





GROUND FLOOR

Entering the double glazed and obscured glass porch, an internal door leads to the hallway which provides access to all the rooms in the bungalow. The sitting/dining room is a bright and welcoming space with a large window overlooking the front garden, fireplace with electric fire and modern wall lights. The kitchen, with cream shaker style fronted cupboards and contrasting wooden wall and base units is fitted with solid Oak worktops and breakfast bar with two stools, fridge/freezer, Neff double oven, 4-ring induction hob and extractor, dishwasher and ceramic sink with a door into the garden.

A spacious double bedroom looks out over the rear garden with the second smaller bedroom at the front. The family bathroom is fitted with grey marble effect mermaid board, vanity with inset basin and waterfall tap, WC and large walk-in shower with screen and obscured window allowing ample light into the space. An airing cupboard and loft hatch with access ladder to the partially boarded loft with lighting is in the hallway.



OUTSIDE

The bungalow is set back from the road with a pathway and step up to the front porch providing access directly into the rear garden and the hallway of the property. The attractive front garden is gravelled for ease of maintenance with a central circular planting bed. The rear garden is fully enclosed and private. Mostly laid to lawn, the garden enjoys a stone bench, sundial, bird bath and central bed of planted Heathers. A wooden summer house with electricity and lighting sits at the far end. A pathway from the back door leads to the gate at the end of the garden and to steps into the garage with electric up and over door, plumbing for a washing machine, lighting and electric. The garage and driveway is accessed via Tything Way.

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.



ADDITIONAL INFORMATION

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

Services: Air Source Heat Pump, 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		
55-68	D	61 D	77 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

What3Words///visitor.agreement.quitter

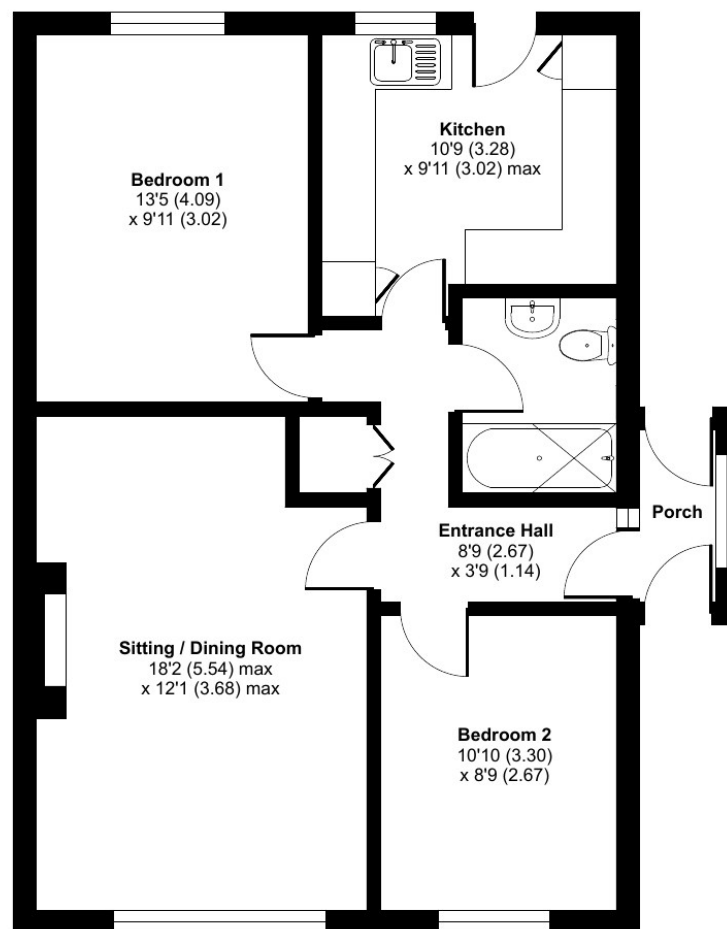
Southgate Drive, BA9

Approximate Area = 709 sq ft / 65.8 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 844 sq ft / 78.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1188283



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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.