



Manor Gardens, Wincanton, Somerset, BA9

Guide Price: £280,000

Freehold

Manor Gardens

Wincanton, Somerset, BA9

 3  1  1  910 sq ft

End-Of-Terrace Property

Dual-Aspect Living Room

Enclosed Low-Maintenance Garden

Carport and Allocated Parking

Cul-De-Sac Location

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ABOUT THE PROPERTY

Occupying a tucked-away position within a quiet cul-de-sac in the popular Manor Gardens development, this attractive three-bedroom end-of-terrace home offers well-proportioned accommodation, ample allocated parking, a car port and an enclosed low-maintenance garden. The property is presented in excellent decorative order throughout and is well suited to a variety of buyers, from first-time buyers to downsizers and young families. Conveniently located within Wincanton, it combines practical day-to-day living with a peaceful residential setting and attractive far-reaching views from the rear.





GROUND FLOOR

A storm porch shelters the front entrance, which opens into a welcoming entrance hall with inset coir matting, a useful understairs storage cupboard and a cloakroom fitted with a WC and basin. To the front of the property, the kitchen/breakfast room is fitted with a range of wood-effect wall and base units and offers space for a dining table. Integrated appliances include a fridge/freezer, double oven, four-ring gas hob with extractor above, while further space is provided for a washing machine. A front-facing window allows natural light to fill the room. Spanning the rear of the property, the living room is a bright dual-aspect room with windows to the side and rear elevations. Glazed patio doors open directly out to the garden, creating an excellent connection between the indoor and outdoor living areas.

FIRST FLOOR

Upstairs, the landing provides access to a spacious linen cupboard and the loft. The principal bedroom is a generous dual-aspect room enjoying windows to the side and rear, together with a built-in mirrored sliding wardrobe. Bedroom two is a comfortable double bedroom overlooking the front aspect, while bedroom three is a single bedroom enjoying far-reaching views beyond the rear. The family bathroom is fitted with a bath featuring a newly installed electric shower over, WC, basin and an obscured front-facing window.



OUTSIDE

The property occupies an attractive position within a cul-de-sac and benefits from allocated parking directly to the front. Alongside the property is a shared triple car port, with one allocated space belonging to the property, together with additional parking available. A side gate provides access to the rear garden. Designed with ease of maintenance in mind, the rear garden is arranged with patio and slate areas, complemented by established planting beds and lavender borders. A patio adjoining the property provides space for outdoor seating and entertaining, while a useful storage shed adds further practicality.

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: 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

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	77 C	82 B
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:

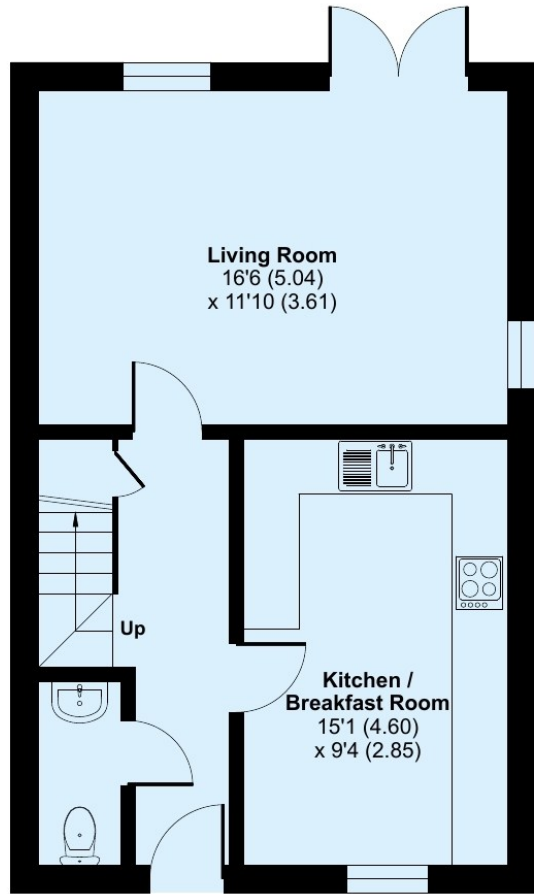
sales@kingslandproperty.com

What3Words:///shrubbery.shuttled.majoring

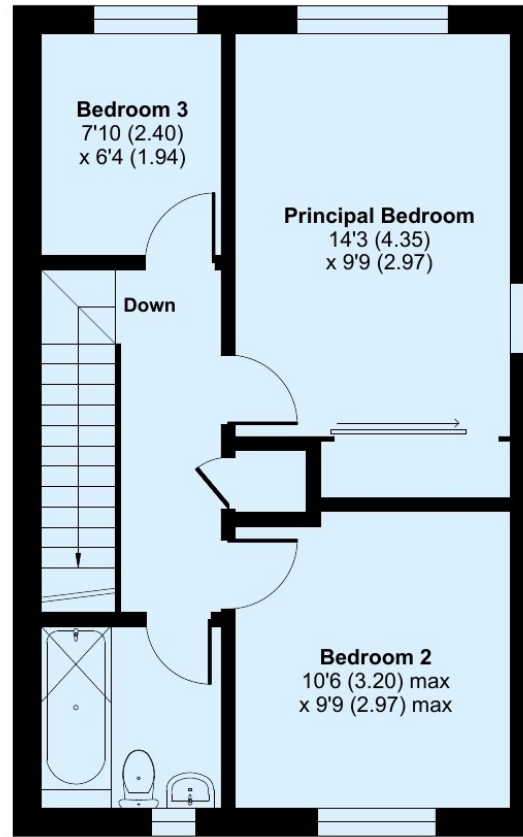
Manor Gardens, Wincanton, BA9

Approximate Area = 910 sq ft / 84.5 sq m (excludes carport)

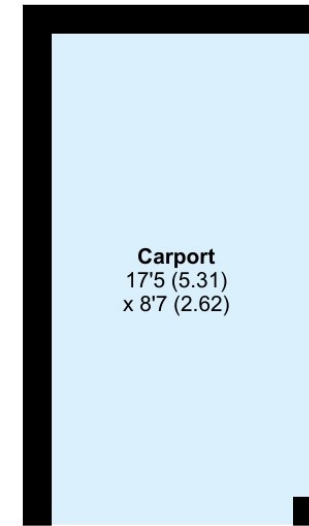
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Carport
17'5 (5.31)
x 8'7 (2.62)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1477221





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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.