



Thorn House, North Street, Wincanton, Somerset, BA9

Guide Price: £145,000

Leasehold

Flat 4 Thorn House

North Street, Wincanton, Somerset, BA9

 2  1  1  602 sq ft

Ground Floor Apartment

Two Double Bedrooms

Offered Fully Furnished

Enclosed Decked Rear Garden

No Onward Chain

Guide Price: £145,000

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ABOUT THE PROPERTY

Situated within easy walking distance of Wincanton High Street and its excellent range of amenities, Flat 4, Thorn House is a well-presented ground floor apartment offering spacious and well-appointed accommodation throughout. Benefitting from two double bedrooms, a private decked garden, double-glazed sash windows and being offered fully furnished, the property provides an excellent opportunity for a range of purchasers, whether as first-time buyers or investors alike.





ACCOMMODATION

The property is entered via its own front door, accessed directly from North Street, which opens into the spacious living/dining room. The living/dining room is a generously proportioned reception space featuring a front-facing double-glazed sash window and grey fitted carpeting, providing ample space for both seating and dining furniture. The kitchen is fitted with a range of wood-effect wall and base units complemented by black granite-effect worktops and grey tile-effect flooring. Integrated appliances include a built-in double oven and a four-ring electric hob with extractor above, whilst there is space for under-counter appliances. A stainless-steel sink with drainer is incorporated into the worktop, whilst a front-facing sash window completes the space.

A hallway provides access to the bedroom accommodation, bathroom and airing cupboard which provides practical storage. The principal bedroom is a spacious double room with grey fitted carpeting and a rear-facing double-glazed sash window overlooking the decked terrace. Bedroom two is a further double bedroom, also enjoying a rear-facing double-glazed sash window. The bathroom is fitted with a bath incorporating a shower over, complete with both a rainfall and handheld attachments, together with a WC and basin. A wooden door, accessed via the hallway, provides access to the communal entrance hallway and stairs rise to the upper-floor apartments.



OUTSIDE

Thorn House occupies a convenient position on North Street, just a short distance from Wincanton High Street. To the front, the apartment benefits from its own private entrance door, while also enjoying access via the communal entrance serving all the apartments. To the rear of the property is a generously proportioned private terrace with timber decking, providing an ideal space for outdoor seating and entertaining. The terrace enjoys a great degree of privacy, bordered by a stone wall with mature trees beyond to one side, a further stone wall to the rear and timber fencing to the opposite boundary.

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.

Management Company: Eaves Property Management Services

Annual Ground Rent: Approx. £100

Annual Service Charge: Approx. £2,000

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ADDITIONAL INFORMATION

Tenure: Leasehold term of 125 years from 2005 (104 years remaining).

Council Tax Band: A

Local Authority: Somerset

Services: Electric 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		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

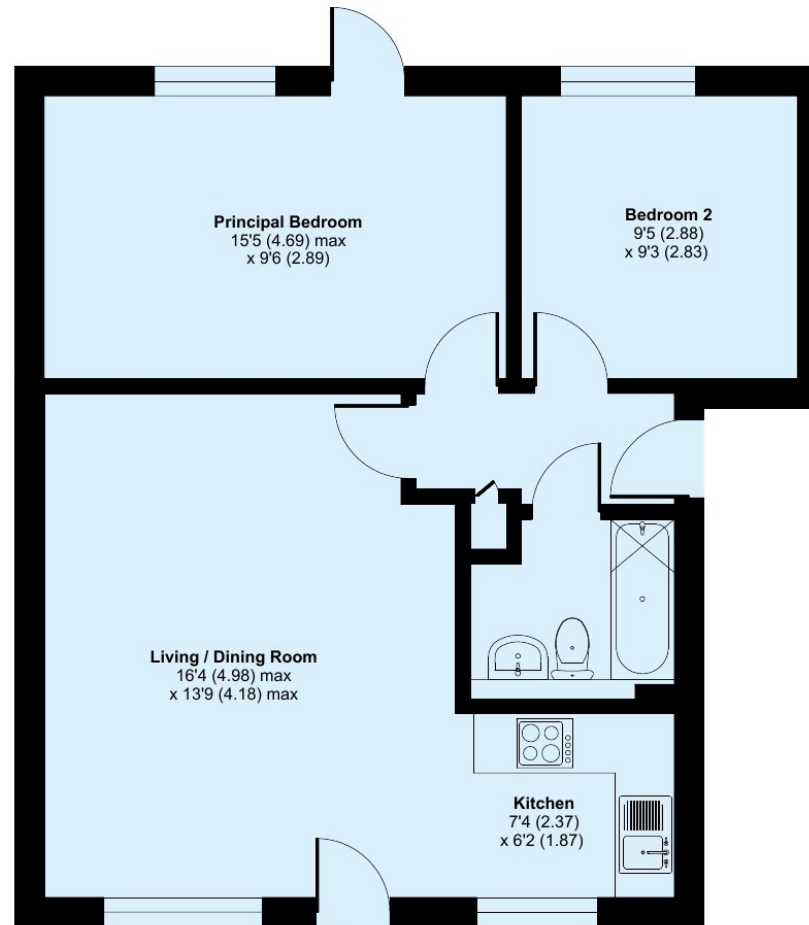
Tel: 01963 34455

Email: sales@kingslandproperty.com

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Approximate Area = 602 sq ft / 55.9 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). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1488990





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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.