



Dancing Lane, Wincanton, Somerset, BA9

Guide Price: £335,000

Freehold

Dancing Lane

Wincanton, Somerset, BA9

 2  1  1  790 sq ft

Detached Bungalow Set Within a Generous Plot

Kitchen, Living Room and Separate Utility Area

Fantastic Potential for Modernisation

Large Garage and Driveway Parking

No Onward Chain

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ABOUT THE PROPERTY

Mondela is an attractive two-bedroom detached bungalow with a generous garden, allotment, garage and driveway parking, situated in a sought-after area of Wincanton. The property provides fantastic potential for modernisation and possible extension or loft conversion, subject to the necessary planning consents. Close to local amenities and transport links, this property is one not to be missed.





ACCOMMODATION

The accommodation opens into an enclosed porch with a door into the living room, a light-filled reception room which enjoys a front aspect and provides access to both the kitchen and internal hallway. The kitchen is fitted with wooden wall and base units, a four-ring electric hob with extractor above, single oven, space for further appliances and a dining table. A useful utility room lies beyond, with additional storage, space for several appliances, a large rear-aspect window and rear garden access.

The internal hallway leads to two double bedrooms, the shower room and loft access. The principal bedroom is positioned to the rear and benefits from fitted wardrobes and storage, while the second double bedroom enjoys a front aspect. The shower room is fitted with an electric shower, WC and basin, with a tall storage cupboard and a separate airing cupboard providing useful storage. The loft is accessed via a built-in ladder and is partially boarded with lighting, offering further potential for conversion, subject to the necessary consents.



OUTSIDE

The property is approached through metal gates onto a driveway, with parking for two vehicles. The enclosed front garden is laid to lawn, with pathways leading to the front and side entrances. The driveway provides access to the 1½ size attached garage, which benefits from an up-and-over door, power, lighting and a window to the rear. A pedestrian door provides convenient access from the garage into the garden. The generous rear garden is a particular feature, with a substantial patio adjoining the property and a large expanse of lawn, complemented by established apple, cherry and pear trees. A large shed is situated behind the garage providing additional storage. A gated area leads to the separate allotment, proving an excellent opportunity for keen gardeners. The allotment includes vegetable beds, two greenhouses, a wooden shed, composting bins and water butts.

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: 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		59 D
39-54	E	43 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///regretted.mocked.disbanded

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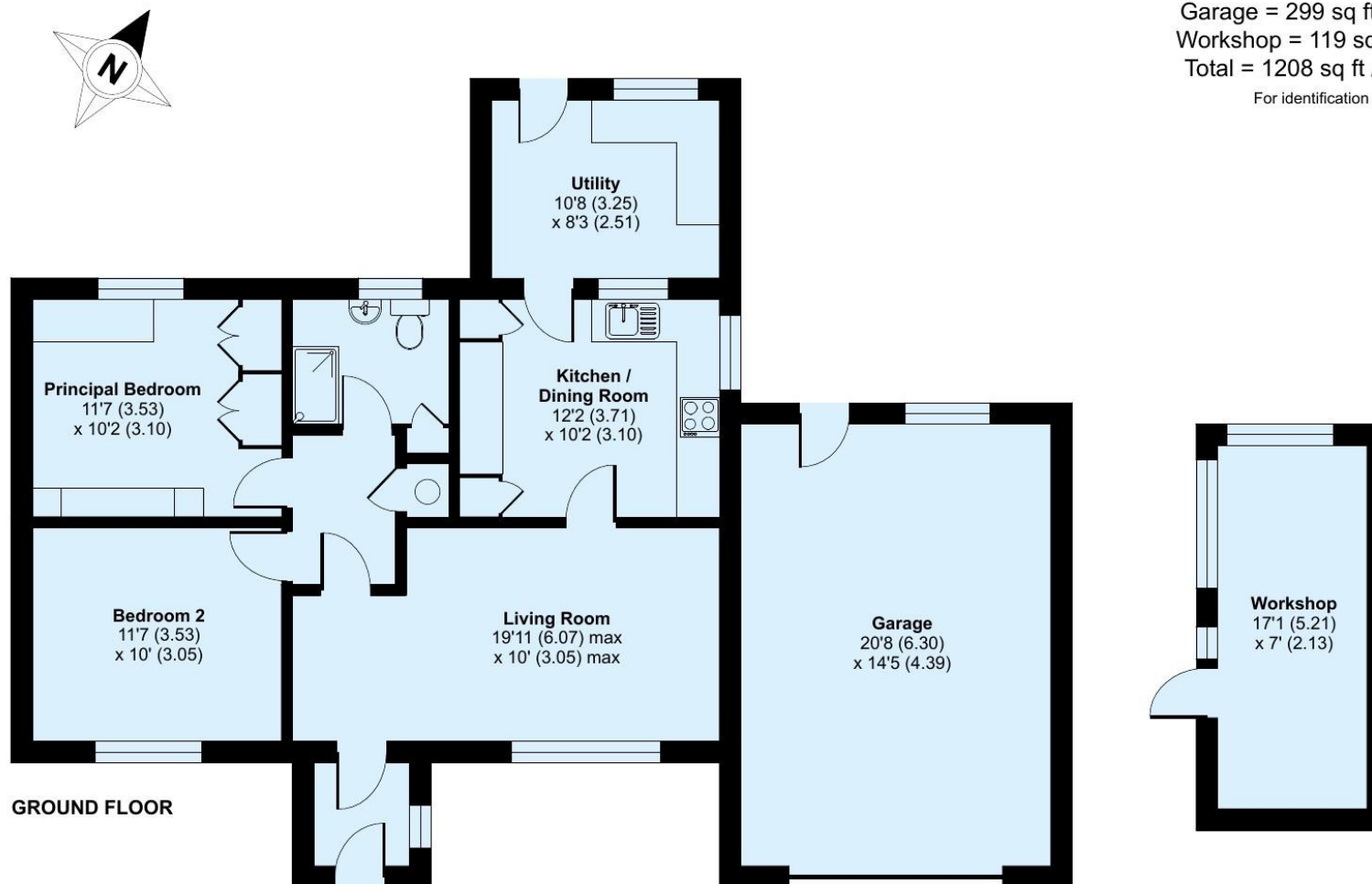
Approximate Area = 790 sq ft / 73.4 sq m

Garage = 299 sq ft / 27.8 sq m

Workshop = 119 sq ft / 11 sq m

Total = 1208 sq ft / 112.2 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). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1515897



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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.