KingsLand
Property & Land Agents

Market Place, Wincanton, Somerset, BA9

Guide Price: £117,500

Leasehold

Market Place
Wincanton, Somerset, BA9

1 | 1 | 1 | 492 sq ft

One Bedroom Top Floor Apartment

Grade II Listed Period Property

Excellent Decorative Order Throughout

Modern Kitchen and Shower Room

Situated Just Off Wincanton High Street

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Leasehold

ABOUT THE PROPERTY
Situated just off Wincanton High Street, this charming one-bedroom top floor apartment forms part of a Grade II Listed period property and is presented in excellent decorative order throughout. The accommodation combines period features with modern fittings, creating a comfortable and well-presented home.

ACCOMMODATION

The property is accessed via North Street, with an intercom system providing entry to the communal entrance hall. From here, four flights of stairs lead to the top floor, where the apartment opens into a hallway with a sash window to the front and loft access. The hallway leads to the double bedroom and modern shower room, with a further set of steps descending to the main living accommodation.

The double bedroom benefits from a low-level sash window to the front aspect and an electric heater. The modern shower room is fitted with a corner shower cubicle with an electric Triton Enrich shower, WC and a white gloss vanity unit with inset basin. Additional storage is provided by a tall, wall-mounted white gloss cupboard, complemented by a wall mirror and large grey wall tiles.

The living/dining area is the heart of the home and offers space for both seating and a dining table. A double-glazed window enjoys far-reaching views across Wincanton, providing an attractive focal point to the room. An open doorway leads through to the modern kitchen, which is fitted with slate grey shaker-style wall and base units, wood-effect worktops and a stainless-steel sink with drainer and swan-neck tap. Further features include an electric oven, four-ring electric hob, space for an under-counter fridge and a sash window to the side aspect with Venetian blinds. A separate cupboard houses the hot water cylinder.

OUTSIDE

The property is located just off Wincanton High Street on North Street. Restricted parking is available outside the property and areas of free parking are located nearby.

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.

Management Company: Private ownership (available on request).

Lease Length: 125 years from 29th September 1994 (92 years remaining).

Current Annual Ground Rent: £150

Current Annual Service Charge: £350 (includes buildings insurance).

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ADDITIONAL INFORMATION

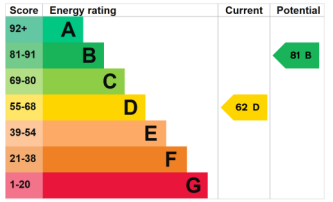
Tenure: Leasehold
Council Tax Band: A
Local Authority: Somerset

Services: Electric Heating—Rointe Heaters, 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.



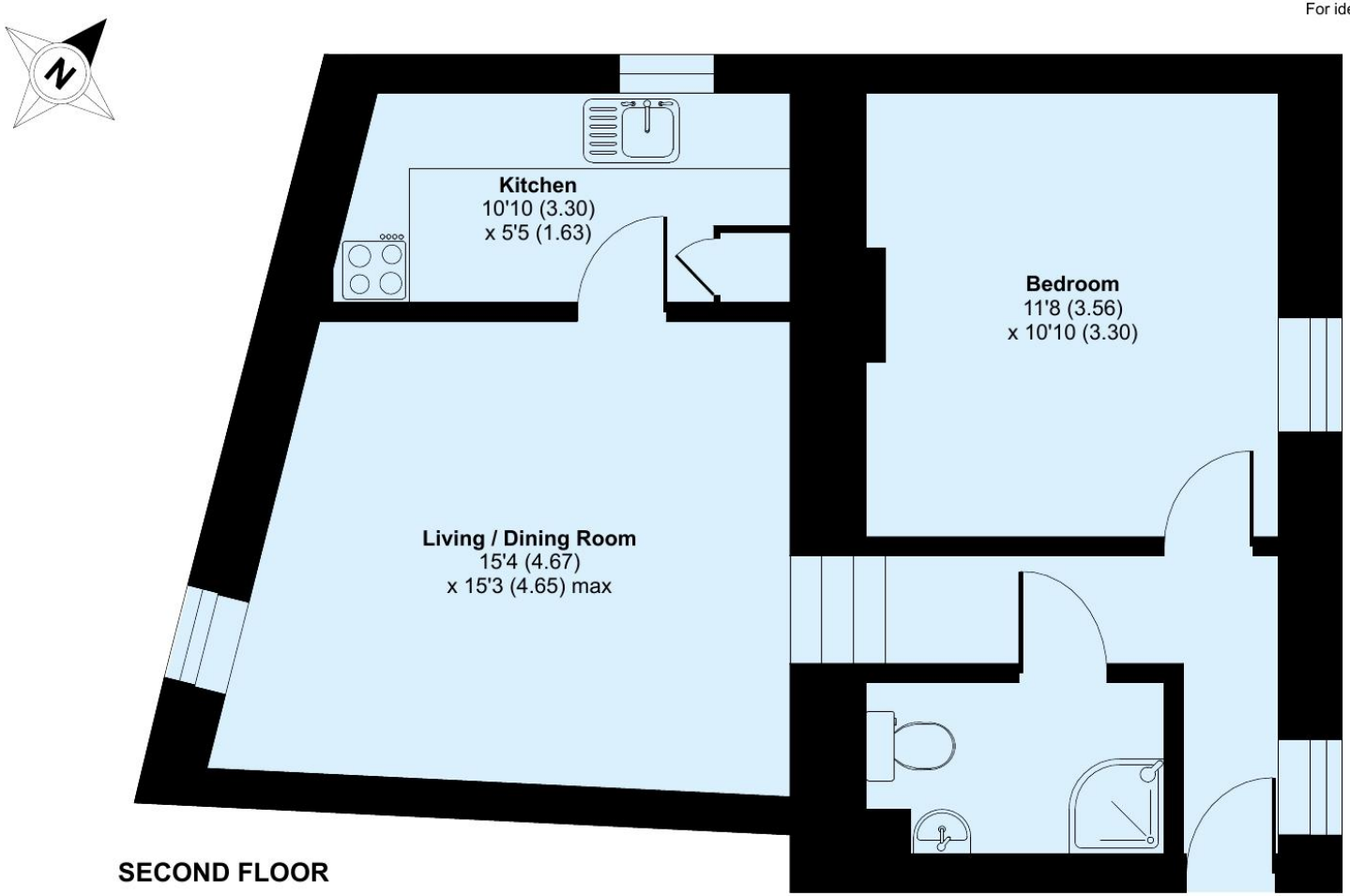
VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

Market Place, Wincanton, BA9

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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KingsLand
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Company Number: 09747763
Registered Office: The Tythings Commercial Centre, Southgate Road, Wincanton, Somerset, BA9 9RZ.
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.