

Southgate Drive

Wincanton • Somerset • BA9 9ET

KingsLand
Property & Land Agents



GUIDE PRICE £225,000

A Well-Presented Semi-Detached Two-Bedroom Bungalow

FOR SALE



■ DESCRIPTION

A well-presented two-bedroom semi-detached bungalow situated on a popular development within easy reach of local amenities. The property enjoys spacious living accommodation including a light and airy sitting/dining room and two good size bedrooms. There is also the benefit of oil-fired central heating, double glazed windows, kitchen with good range of fitted wall and base units and integrated eye level double oven, rear porch/utility, garage and easy to maintain garden. The property is offered with vacant possession.

■ ACCOMMODATION

UPVC partly glazed double glazed front door to:

■ **ENTRANCE HALL** Loft hatch, radiator, double airing cupboard with shelving and housing the hot water tank.

■ **SITTING/DINING ROOM:** A good size room with large double glazed picture window to front aspect, radiator, television aerial point.

■ **KITCHEN** Fitted with matching wall and base units with worksurfaces over, tall unit with integrated eye level double oven, single sink unit with mixer tap and drainer integrated fridge and freezer, inset four ring electric hob with extractor above, oil fired central heating boiler, double glazed window to the rear aspect and door to the rear porch/utility area with space and plumbing for washing machine and door leading out to the rear garden.



■ **BEDROOM 1** Fitted wardrobes and drawer units, radiator, and double-glazed window to the rear aspect.

■ **BEDROOM 2** Double glazed window to the front aspect, radiator.

■ **BATHROOM** Three piece suit comprising panel enclosed bath, vanity wash hand basin, low level WC, tiled to splash prone areas, radiator, double glazed obscure window to the side.

OUTSIDE

■ **FRONT GARDEN** An easy to maintain garden being mainly laid with loose stones and paving slabs ideal for pots and tubs. A pathway leads to the front door and rear garden.

■ **REAR GARDEN** Designed for ease of maintenance being mainly laid with loose stones ideal for pots and tubs. An area of timber decking abuts the rear of the bungalow providing a seating area overlooking the garden. Outside water tap, external light by the back door and a gate gives access to the garage and driveway at the rear of the property via Tything Way.

■ **GARAGE** With up and over door, light and power, courtesy light over driveway access, window and door to garden.



FEATURES

- **Two Bedroom Semi Detached Bungalow**
- **Entrance Hall**
- **Sitting/Dining Room**
- **Fitted Kitchen**
- **Two Good Size Bedrooms**
- **Bathroom**
- **Oil Fired Central Heating**
- **Vacant Possession**
- **Popular Residential Area**





■ **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.

■ **SERVICES** Mains water, electricity, mains drainage, oil fired central heating and telephone all subject to the usual utility regulations.

■ **COUNCIL TAX BAND C**

■ **CAUTION** All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **TENURE** Freehold

■ **VIEWING** Strictly by appointment through the agents.



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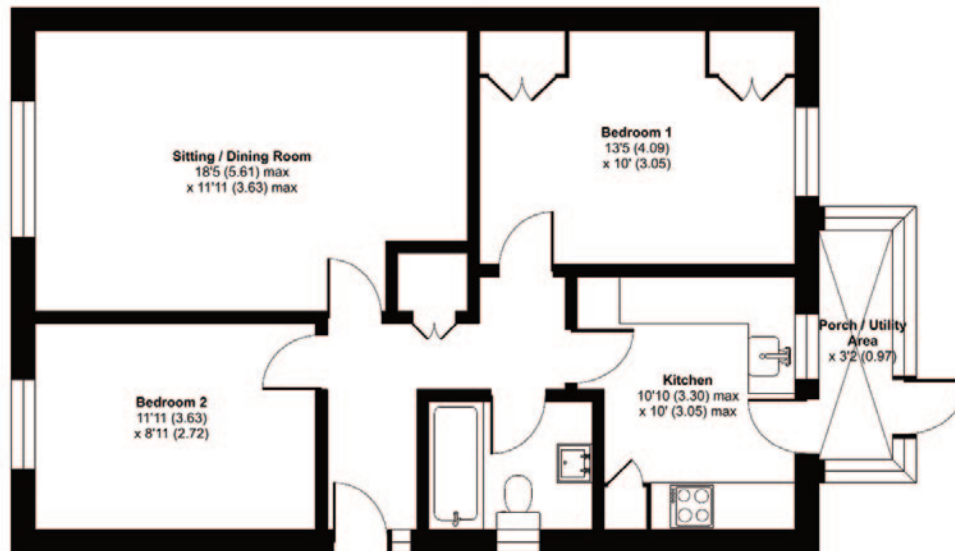
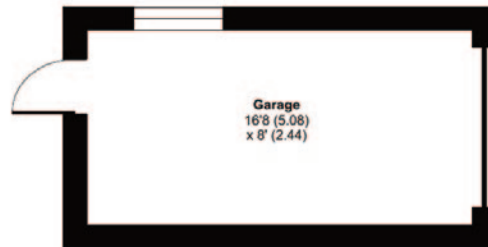
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FLOOR PLANS



Southgate Drive, Wincanton, BA9

Approximate Area = 734 sq ft / 68.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 871 sq ft / 80.9 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). © nctechcom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 979687

FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





Easy To Maintain Rear Garden



**Southgate Drive, Wincanton
Somerset, BA9 9ET**



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