



Waterside Road, Wincanton

£425,000

Council Tax Band D Tax Price £2,026 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to arrange your viewing on this stunning 4-bedroom detached house located in the charming town of Wincanton. This property boasts a spacious and modern interior, with an open plan feel. As you enter the property, you will note the bright and airy space on offer, perfect for relaxing and unwinding after a long day. The open plan central hub is fully equipped with modern appliances, making it the perfect space for cooking up a storm and ideal for hosting dinner parties with friends and family. Opening out onto the landscaped gardens with outside bar, you will not be disappointed with everything this house can offer. Located in a sought-after area of Wincanton, this property is close to all local amenities, including shops, restaurants, and schools. The property is also well-connected, with easy access to major roads and public transport links. Please follow the link to interact with the virtual tour [Click Here](#)

What The Vendors Love

Having lived here for over 20 years we have loved every minute of bringing up our children here and turning the property into what it is today. Opening the property up and creating the open plan ground floor was a game changer for us and it really makes for such a flexible space albeit cooking for family dinners or entertaining with friends.

Extending the family bathroom to include a large bath and walk in shower makes for a peaceful soak in the afternoon. The rear garden is our secret escape and whether reading a book in the sun or an all out barbecue with the bar in full swing it is such a great space. We will miss our home and all of the happy memories it has given us.

Situation

The property is situated on a pleasant residential road only a few minutes from the town centre. Wincanton is a small town in South Somerset, yet has an excellent range of local shopping including a supermarket, coffee shops, bakers and sports centre. The school is only a few minutes walk away from the property. There is excellent access close by to the A303 London and Exeter, A37 to the historic cities of Bath and Bristol and motorway connections making the south west easily accessible. The Intercity mainline station at Castle Cary goes to London/Paddington and to Waterloo from Templecombe or Gillingham.

Key Features

- Modern 4 Bed Family Home
- Open Plan Living
- Landscaped Garden with Outside Bar
- Ideal for Working from Home
- Garage and Parking
- Walk to the Shops and Cafes



Rooms

Entrance Hall

14'10" x 8'8" (4.30m x 2.68m)

Cloakroom

5'3" x 2'8" (1.62m x 0.85m)

Kitchen Dining Area

21'2" x 10' (6.46m x 3.05m)

Side Kitchen Area

24'2" x 3'7" (7.38m x 1.13m)

Study Area

9' x 9'3" (2.74m x 2.83m)

Lounge

16'2" x 10'10" (4.94m x 3.08m)

Bedroom 1

10'3" x 9'4" (3.14m x 2.86m)

Ensuite

4'5" x 7'4" (1.37m x 2.26m)

Bedroom 2

10'7" x 11'3" (3.26m x 3.44m)

Bedroom 3

9'10" x 10' (2.77m x 3.05m)

Bedroom 4

8' x 9'6" (2.44m x 2.93m)

Family Bathroom

12'10" x 6'8" (3.69m x 2.07m)

Garage

Accessed via the kitchen and with storage area to the eaves. Power and Light.

17' x 8'8" (5.18m x 2.68m)

Garden

A stunning modern garden with a large patio area next to the outside bar, perfect for entertaining. Stepping up to a raised area ideal for chilling out in the sun, which is fairly low maintenance with a mix of shrub and herbaceous borders.

Directions

Coming from the A303 take the 3rd exit off the roundabout and head towards the town centre along the B3081. Follow the one way system and turn left onto North Street and at the bottom of the hill turn left into Waterside Road. Follow the road around and the property will be found at the end of the cul de sac.

Agents Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you want to speak to us), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Gillingham, Wincanton, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Ground



Floor 1



Approximate total area⁽¹⁾

1480.06 ft²

Reduced headroom

1.45 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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