



Cale Way

Wincanton • Somerset • BA9 9BS


Property & Land Agents



■ DESCRIPTION

An exceptionally well presented three-bedroom semi-detached house situated within an established residential area within Wincanton. This spacious home has a newly fitted kitchen and enjoys the benefit of two double bedrooms with outstanding views across Wincanton and beyond, a single bedroom/study, a light and airy spacious sitting/dining room, family shower room and additional upstairs WC. The property has double glazed windows throughout. There is a generous size patio ideal for outside dining which leads to artificial lawn. To the front of the property there is ample driveway parking, a garage, a gravel area currently being used for motorhome parking along with a garden/allotment area adjacent to the property.

■ ACCOMMODATION

Newly fitted composite front door with obscure glazed square panels leads to the:

■ **ENTRANCE HALL** Light and airy hallway with the benefit of an understairs storage cupboard, double glazed window to the front, radiator, luxury vinyl flooring, and stairs rising to the first floor.

■ **SITTING/DINING ROOM** Spacious light room with a double-glazed picture window overlooking the rear garden and double-glazed sliding doors leading out to the patio area, radiator, tv aerial point, luxury vinyl flooring and door leading through to the:

■ **KITCHEN** Modern cream high gloss fitted kitchen with a range of wall and base units with Italian granite worksurface over, 1810, inset stainless steel sink unit with mixer tap and drainer, range Leisure oven and grill with five ring gas hob and warming plate, stainless steel extractor above, space and plumbing for washing machine and dishwasher, space for fridge freezer, useful floor to ceiling pull out larder cupboard, fully tiled walls, tiled flooring with underfloor heating, large double glazed picture window to the front aspect and obscure double glazed door leading to the side of the property providing access to the garden and garage.





From the hallway stairs lead to the:

FIRST FLOOR

■ **LANDING** Doors to all rooms, loft access.

■ **BEDROOM 1** Well-proportioned double bedroom with large picture window to the rear aspect with far reaching views of Wincanton and beyond, radiator.

■ **BEDROOM 2** Double bedroom with double glazed window to the rear aspect with views across Wincanton, radiator, airing cupboard housing the Worcester gas central heating boiler with shelving.

■ **BEDROOM 3** Irregular shaped room with double glazed window to the front, radiator, laminate flooring and built in cupboard above the stairs with shelving.

■ **SHOWER ROOM** Three piece suite with fully enclosed corner shower with shower attachment and rainhead above, marble circular wash hand basin with waterfall mixer tap above and vanity unit with drawers below, low level WC, chrome heated towel rail, tiled flooring, fully tiled walls and obscure double glazed window to the front.

■ **UPSTAIRS WC** Obscure double-glazed window to the side aspect, low level WC with concealed cistern and wash hand basin above and mosaic tiled splashback.



FEATURES

- **Three Bedroom Semi-Detached House**
- **Light and Airy Sitting/Dining Room**
- **Modern Kitchen with Italian Granite Worktops**
- **Modern Fitted Kitchen Two Double and One Single Bedroom**
- **Three Bedrooms Family Shower Room and Separate WC**
- **Easy to Maintain Garden with Stunning Views**
- **Ample Parking with Space for a Motorhome**
- **Garage with Light and Power**
- **An Allotment to the Side of the Property**



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OUTSIDE

■ **FRONT GARDEN** Driveway with parking for several vehicles leading to the garage and gate giving access to the rear of the property. To the side of the property is a spacious allotment area and gravel parking used by the current owners for motorhome storage and benefits from an outside power point.

■ **REAR GARDEN** A good size low maintenance rear garden with a generous size patio area with sun awing making this an ideal area for alfresco dining and entertaining, mainly laid to high grade artificial lawn, brick built barbecue, raised boxed flower beds, established lilac tree, rose bed borders, path leading to the garage, and all enclosed by a stone wall and panel fencing.

■ **GARAGE** Light and power, up and over door, double glazed window to the rear and door to the side.

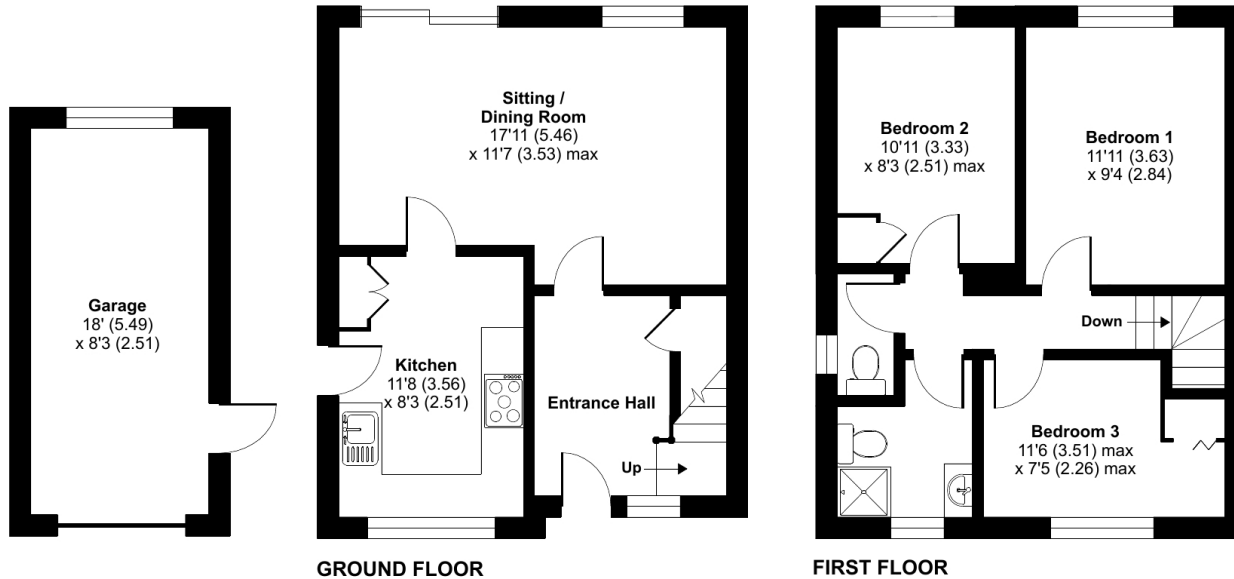
■ **LOCATION** Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham 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.



FLOOR PLANS

Cale Way, Wincanton, BA9

Approximate Area = 819 sq ft / 76 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 969 sq ft / 90 sq m
 For identification only - Not to scale



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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1024752



Attractive Garden with Delightful Secluded Decked Sun Terrace



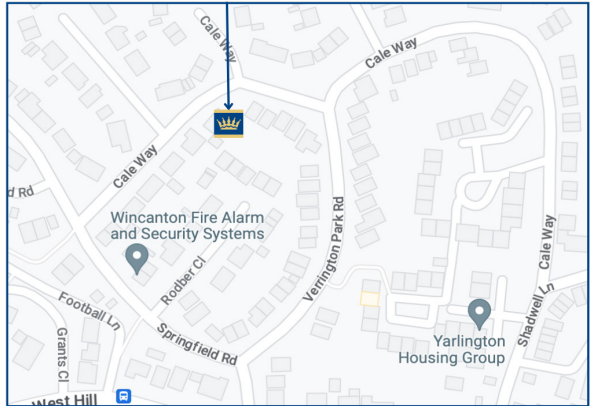
■ **SERVICES** Mains water, electricity, mains drainage, gas central heating and telephone all subject to the usual utility regulations.

■ **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.

■ **COUNCIL TAX BAND** C

■ **TENURE** Freehold

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



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