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FOR SALE
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Cale Way

Wincanton • Somerset • BA9 9BS

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Spacious Sitting/Dining Room with Outstanding Views Across Wincanton & Beyond



■ DESCRIPTION

A well-presented three-bedroom semi-detached house situated on a mature residential development with far reaching views over Wincanton and countryside beyond. This spacious home enjoys light and airy living accommodation including a large entrance hall previously used for homeworking, a generous size sitting/dining room, a modern fitted kitchen, and two double bedrooms with outstanding views across Wincanton and beyond, a single bedroom, a stylish modern bathroom, and additional upstairs WC. There is an attractive rear garden with a fantastic lower garden featuring a painted timber decked area perfect for relaxing and unwinding after a busy day. This property also benefits from a garage with light and power and parking for several vehicles. The property has double glazed windows throughout. The property must be viewed to be fully appreciated.

■ ACCOMMODATION

Obscured glazed composite front door leads to the:

■ **ENTRANCE HALL** A spacious hallway with space for a desk providing a useful study area. Understairs cupboard, radiator, telephone point, laminate wood effect flooring, and window to the front aspect. Stairs rising to the first floor and door leading through to the:

■ **SITTING/DINING ROOM** A light and airy room with far reaching views across Wincanton and beyond. Two radiators, laminate wood effect flooring, TV aerial point, double glazed window to the rear aspect and double-glazed French doors opening out onto the rear garden.

■ **KITCHEN** A modern kitchen fitted with a range of matching white matt fronted wall, drawer and base units with work surface over, larder unit, fitted wine rack, inset single stainless steel sink unit with mixer tap and drainer, space for cooker, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, wall mounted Worcester gas central heating boiler, part tiled walls, radiator, vinyl flooring, double glazed window to the front aspect, and double glazed part glazed door giving access to the side/driveway.





From the entrance hall stairs rising to the first floor:

FIRST FLOOR

- **LANDING** Loft access and door to all rooms.
- **BEDROOM 1** Light and airy room, built-in double and single wardrobe with hanging rails, shoe rack and shelving, TV connection, radiator, and double-glazed window to rear aspect with far reaching views across Wincanton and beyond.
- **BEDROOM 2** Double-glazed window to the rear aspect with far reaching views, airing cupboard with shelving and radiator, TV connection and further radiator.
- **BEDROOM 3** Double glazed window to the front aspect, TV connection, radiator, useful deep over-stairs cupboard with shelving.
- **BATHROOM** Fitted with a panel enclosed bath with Mira electric shower above, pedestal wash hand basin, part tiled walls, radiator, vinyl flooring, electric heated towel rail and obscure double-glazed window to the front aspect.
- **UPSTAIRS WC** Low level WC, vinyl flooring and obscure double-glazed window to the side aspect.



FEATURES

- **Semi-Detached House**
- **Entrance Hall / Home Working Area**
- **Spacious Sitting/Dining Room**
- **Modern Fitted Kitchen**
- **Three Bedrooms**
- **Stylish Family Bathroom**
- **Garage and Parking for Several Vehicles**
- **Outstanding Views Across Wincanton**
- **Delightful Secluded Sun Terrace**



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OUTSIDE

■ **FRONT GARDEN** Mainly laid to lawn with established shrub and plant borders and a driveway with parking for several vehicles to one side leading to the garage. Outside tap.

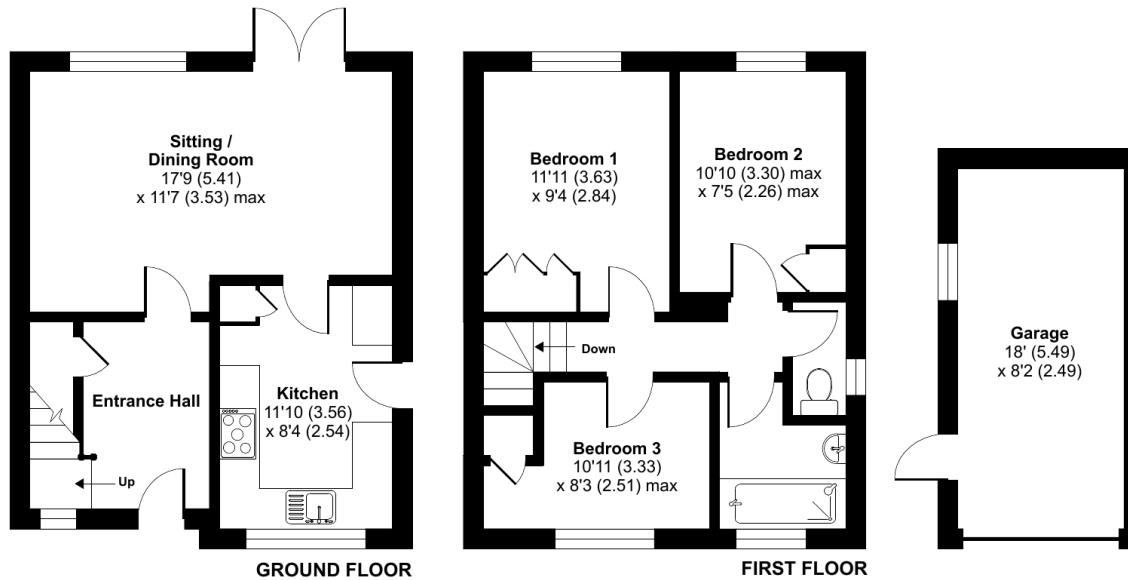
■ **REAR GARDEN** An attractive sunny aspect garden boasting delightful far-reaching views across Wincanton and countryside beyond. A paved patio area and well-established garden mainly laid to lawn backed by a picket fence with a mature shrub border to one side. A path provided access to the garage personal door and a gate giving access to the front of the property. A picket gate opens to the lower garden with a painted timber decked sun terrace providing privacy and tranquillity making this the perfect outside space to enjoy the summer evenings.

■ **GARAGE** Single garage with window to the side aspect, remote electric door, work bench, light and power.

■ **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		86 B
69-80	C	70 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). © ritchecom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1031161



Attractive Garden with Delightful Secluded Decked Sun Terrace



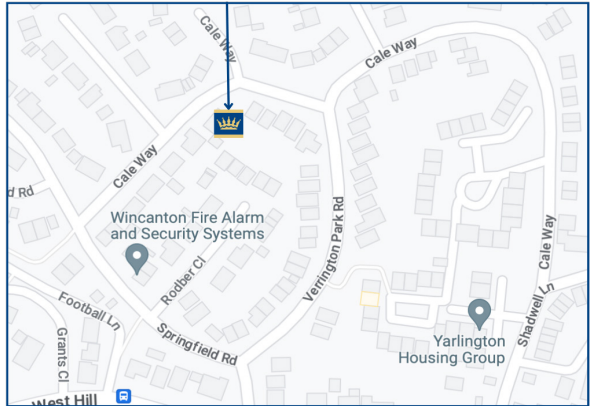
SERVICES Mains water, electricity, mains drainage, gas central heating and telephone all subject to the usual utility regulations.

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.



Cale Way Wincanton, Somerset, BA9 9BS