



Pines Close

Wincanton • Somerset • BA9 9SH


Property & Land Agents



■ DESCRIPTION

An attractive two-bedroom terrace house situated in a cul-de-sac on this popular residential development with easy access to the town centre. The property would be ideal for a first-time buyer or someone looking for an investment, and benefits from an entrance hall, a spacious sitting room, kitchen/breakfast room, conservatory, two good size bedrooms, modern bathroom, low maintenance rear garden and two allocated parking spaces. Your earliest viewing is highly recommended.

■ ACCOMMODATION

UPVC double glazed front door to:

■ **INNER HALL** Wood effect flooring.

■ **SITTING ROOM** Double glazed UPVC window to the front aspect, panel electric heater, television aerial point, understairs recess, door leading through to the kitchen and stairs rising to the first floor.

■ **KITCHEN/BREAKFAST ROOM** Modern kitchen/breakfast room with a range of wood effect drawer, wall and base units with worksurface over, one and half bowl stainless steel sink unit with mixer tap and drainer, double oven with four ring electric hob with extractor fan above, space for dishwasher and space for upright fridge freezer, part tiled walls, vinyl flooring, double glazed window to the rear and double glazed half glazed door leading through to the conservatory.

■ **CONSERVATORY** Fitted with two cupboards with worksurface over, space and plumbing for a washing machine, wood effect laminate flooring, and double-glazed door leading out to the rear garden.

From the sitting room stairs to first floor.

■ FIRST FLOOR

■ **LANDING** Hatch to loft.

■ **BEDROOM 1** Two double glazed windows to the rear aspect, built-in airing cupboard housing hot water tank, and wall mounted electric panel heater.

■ **BEDROOM 2** Double glazed window to front aspect and wall mounted electric panel heater.



■ **BATHROOM** Modern three piece suite comprising of panel enclosed bath with mixer tap and Triton electric shower above, pedestal wash hand basin, low level WC, fully tiled walls, laminate wood effect flooring, chrome heated towel rail, and extractor fan.

OUTSIDE

■ **FRONT GARDEN** To the front of the property there is a small walled gravel front garden ideal for pots and tubs, with a wrought iron gate leading to the front door.

■ **REAR GARDEN** Low maintenance gravelled rear garden enclosed by fencing and a wall to the rear.

■ **PARKING** Allocated parking for two vehicles.

■ **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.



FEATURES

- **Two Bedroom Terrace House**
- **Generous Size Sitting Room**
- **Pleasant Kitchen/Diner**
- **Two Good Size Bedrooms**
- **Modern Bathroom**
- **Conservatory**
- **Low Maintenance Rear Garden**
- **2 Allocated Parking Spaces**



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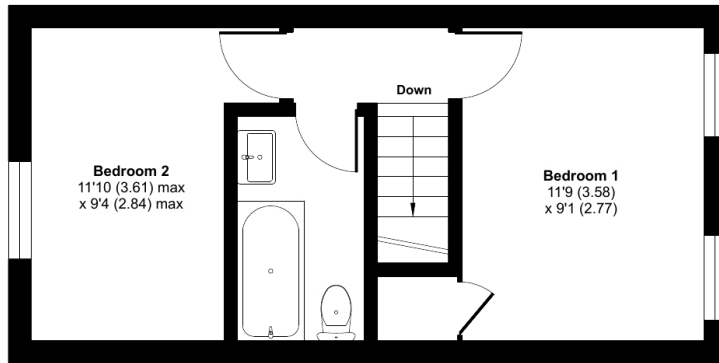
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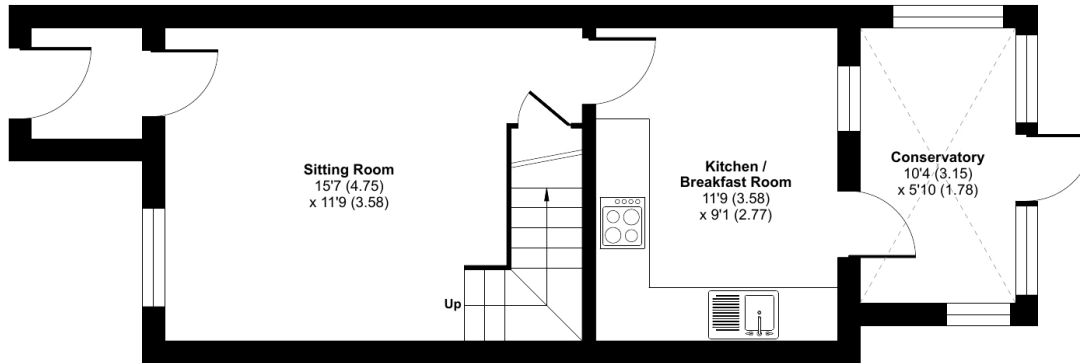
FLOOR PLANS

Pines Close, Wincanton, BA9

Approximate Area = 683 sq ft / 63.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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		94 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1035900



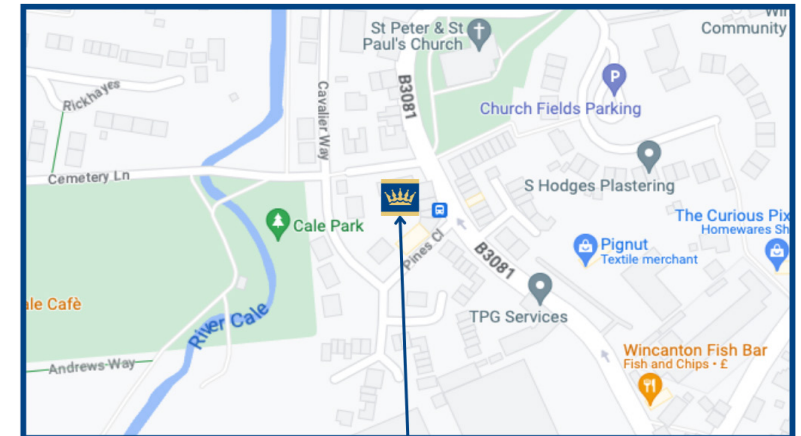
■ **SERVICES** Mains water, electricity, mains drainage, night storage heaters and telephone all subject to the usual utility regulations.

■ **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** B

■ **TENURE** Freehold.

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



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