



Tything Way

Wincanton • Somerset • BA9 9EU

KingsLand
Property & Land Agents



■ DESCRIPTION

An extended three-bedroom semi-detached house situated on a mature residential development. This delightful home enjoys light and airy living accommodation including a large entrance hall, ground floor extension forming the cloakroom and utility area, spacious light and airy lounge/diner, fitted kitchen, family bathroom, enclosed garden, garage with a double width driveway providing parking for several vehicles. There is also the benefit of UPVC double glazed windows and oil-fired central heating. Viewing is strongly recommended to fully appreciate this impressive home.

■ ACCOMMODATION

■ **ENCLOSED ENTRANCE PORCH** Obscure double glazed door, side panel and window to side aspect, door to:

■ **ENTRANCE HALL** Radiator, wood effect laminate flooring, stairs rising to the first floor, door leading to the kitchen and:

■ **LOUNGE/DINER** Double aspect light and airy spacious lounge/diner, double glazed window to the front aspect, two radiators, and double glazed French doors leading out to the rear garden.

■ **KITCHEN** Grey shaker style wall, drawer and base units with worksurface over, inset one and quarter stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge freezer and space and plumbing for a dishwasher, part tiled walls, laminate wood effect flooring, oil fired central heating boiler, understairs cupboard currently being utilised as a larder, laminate wood effect flooring, double glazed windows to the rear aspect overlooking the garden and obscure double glazed door leading out to the cloakroom and utility room.

■ **CLOAKROOM** Low level W.C, wall mounted wash hand basin with tiled splash back, wood effect flooring, double glazed window to the rear aspect.

■ **UTILITY ROOM** Obscure double glazed door leading to the front, space and plumbing for a washing machine, rolltop worksurface with cupboards above, double glazed window to the side aspect and laminate wood effect flooring.



From the hallway stairs leading to:

FIRST FLOOR

LANDING Double glazed window to side aspect, loft hatch.

■ **BEDROOM ONE** Double glazed window to the rear aspect, radiator, built-in double wardrobe with hanging rail and shelf.

■ **BEDROOM TWO** Double glazed window to the front aspect, built-in double wardrobe with hanging rail and shelving, airing cupboard housing the immersion tank with shelving above, radiator.

■ **BEDROOM THREE** Double glazed window to the front aspect, radiator, over stairs cupboard.

■ **BATHROOM** Three piece suite comprising shaped panel enclosed bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail, fully tiled walls, tiled flooring, downlighters, obscure double glazed window to the rear aspect.

OUTSIDE

■ **FRONT GARDEN** Lawn with shrub and flower borders and gravel bed ideal for pots and planters, and fir tree hedging to one side. A double width driveway with parking for several vehicles leads to the garage.

■ **REAR GARDEN** A paved patio leads to a lawned area fully enclosed by wood panel fencing, water tap, outside shed, raised decking area perfect for outside entertainment, picket gate leads to a storage area housing the oil tank and a path providing access to the garage personnel door.

■ **GARAGE:** With up and over door, light and power, personnel door to the rear garden.

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FEATURES

- **Three Bedrooms Semi- Detached House**
- **Spacious Lounge/Diner**
- **Entrance Hall**
- **Downstairs Cloakroom**
- **Utility Room**
- **Enclosed Rear Garden**
- **Garage and Parking For Several Vehicles**
- **Close to Local Schools and Wincanton Town Centre**



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■ **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.

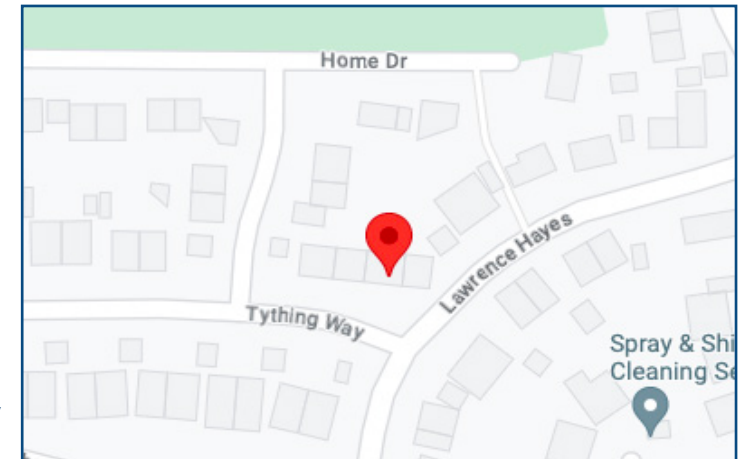
■ **SERVICES** Mains water, electricity, mains drainage, oil fired central heating and telephone all subject to the usual utility regulations.

■ **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.

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

■ **COUNCIL TAX BAND** C

■ **TENURE** Freehold



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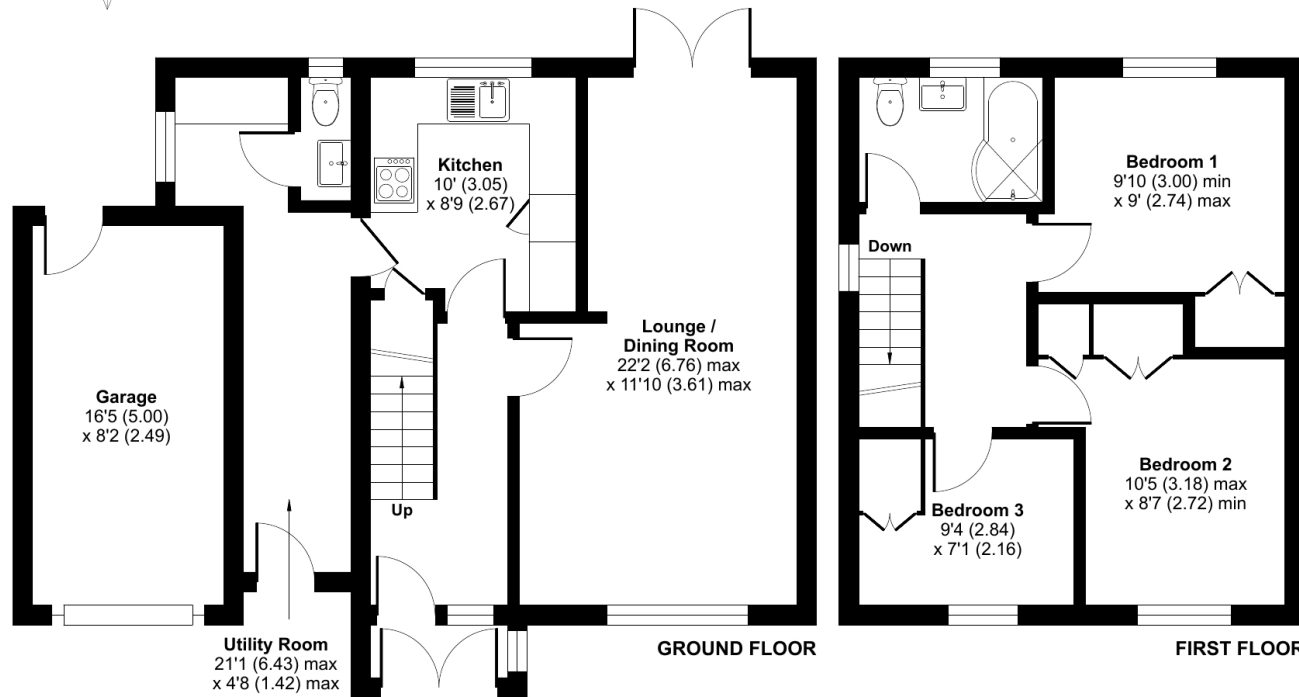


FLOOR PLANS



Tything Way, Wincanton, BA9

Approximate Area = 966 sq ft / 89.7 sq m
 Garage = 132 sq ft / 12.3 sq m
 Total = 1098 sq ft / 102 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		84 B
69-80	C		
55-68	D	56 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). © nichecom 2023. Produced for Hopkins Estates T/A Kingstand Property & Land Agents. REF: 1044460

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