



CHAFFERS
ESTATE AGENTS



Bramble Way

Common Road, Wincanton, BA9 9HA

This three bedroom semi-detached house is a perfect combination of space, style, and practicality, making it an ideal choice for families looking for their dream home. Book a viewing today to truly appreciate all that this property has to offer!

£295,000

Council Tax Band: D

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DESCRIPTION

Welcome to this beautifully presented 3-bedroom semi-detached house, perfectly blending modern living with comfort and convenience. Nestled in a peaceful neighbourhood, this property boasts a range of desirable features, making it an ideal family home. Upon entry, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The well-appointed WC is conveniently located nearby for guests and everyday use. The heart of the home is the spacious kitchen, designed to cater to all your culinary needs, offering both functionality and style. Adjoining the kitchen is the bright and airy sitting/dining room, where natural light floods in through double doors that lead to the enclosed rear garden. This seamless connection between indoor and outdoor spaces is perfect for entertaining or enjoying a quiet evening with family. The study, ideally situated for remote work or quiet reading time, adds versatility to the living space. Upstairs, you will find three generously sized bedrooms that provide a peaceful retreat at the end of the day. The master bedroom features an ensuite, designed for comfort and privacy. The additional bedrooms are perfect for family members, guests, or as a hobby space. The family bathroom is well-equipped and finished to a high standard, serving the additional bedrooms. Outside, the property is complemented by a garage with light and power and ample driveway parking, ensuring convenience for busy families. A side gate leads into the fully enclosed rear garden which is a delightful space for children to play or for hosting summer barbecues, offering a safe and private outdoor environment.

LOCATION

The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. There is an active community within Wincanton with a number of societies and several churches. Other small towns such as Bruton and Castle Cary are also nearby as well as the beautiful Stourhead Estate. Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles. There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.

There are excellent communication links with the A303 within a five minute drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: South Somerset Council ~ Council Tax Band: D

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.

Energy Performance Certificate: Rated : C

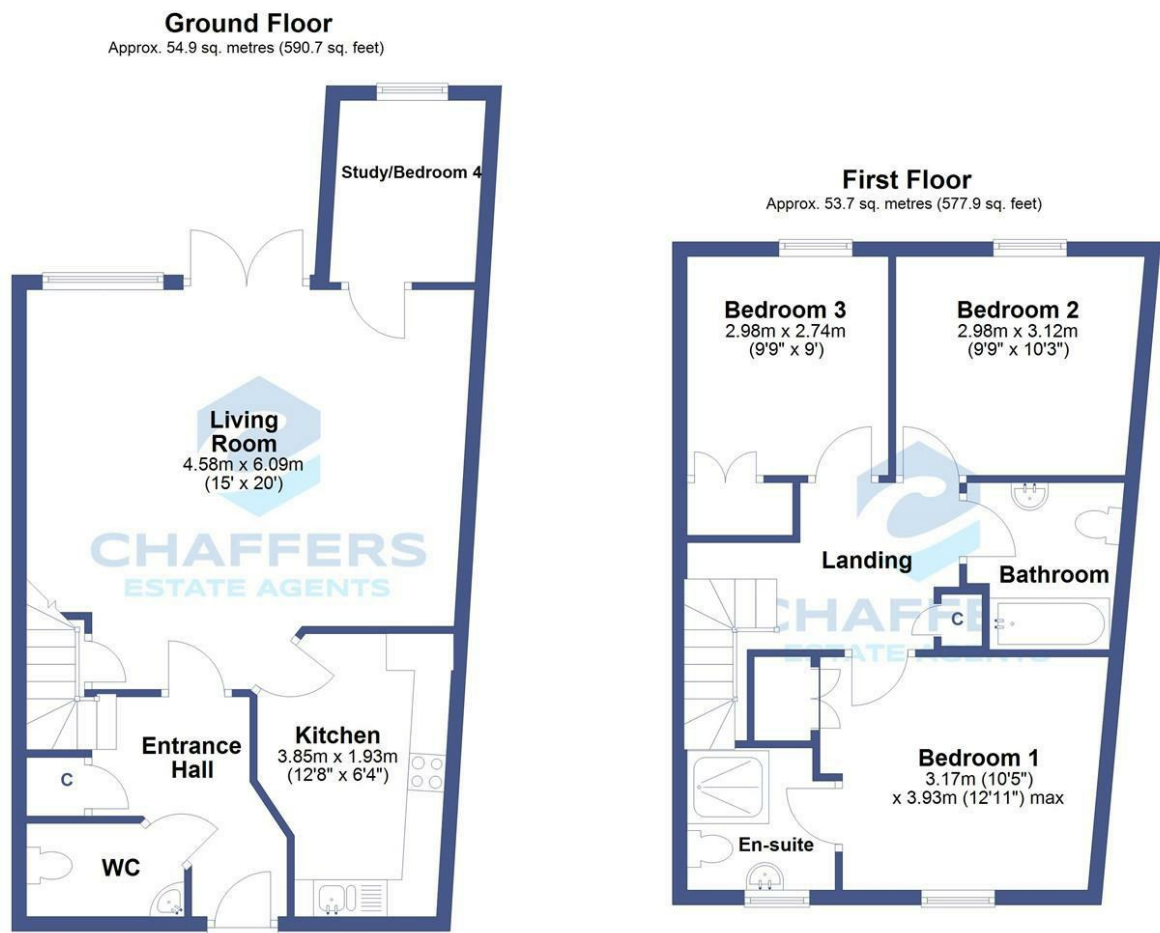


Directions

From our Gillingham office turn left onto the High Street, Turn right onto Saint Martin's Square, at the junction turn left onto B3092 / Le Neubourg Way. At the traffic lights turn right onto B3081 / Wyke Street. Turn left to stay on B3081 and then left again heading towards Wincanton. Keep straight to get onto Bayford Hill. Turn left onto common road. Turn right onto Bramble Way. Turn right to stay on Bramble Way, arrive at Bramble Way on the left.



Floor Plan



Total area: approx. 108.6 sq. metres (1168.6 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC