



South Road Villas Wincanton BA9 9EA

A delightful semi-detached cottage full of character, ideally located just a short walk from Wincanton town centre. The property features two bedrooms, front and rear courtyard areas, and offers great potential as a first-time purchase or investment opportunity.

£225,000 Freehold





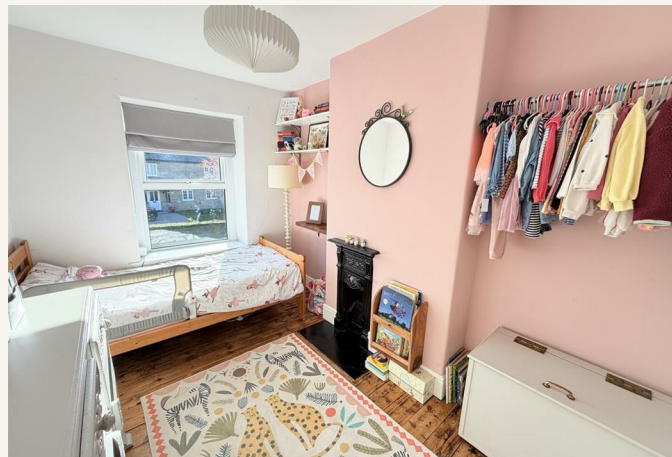
Property

The ground floor features a welcoming living room, full of charm and warmth, and a generous kitchen/diner that provides an excellent space for cooking, dining, and entertaining.

Upstairs, you'll find two well-proportioned double bedrooms, the master bedroom having built in storage, complemented by a tastefully appointed bathroom, creating a cosy and practical layout.

To the rear, the cottage benefits from a private rear paved patio area with brick built shed, perfect for outdoor dining or relaxing in the warmer months.

With its cottage charm, well-balanced accommodation, and outdoor space, this lovely home is well suited to first-time buyers, downsizers, or anyone looking for a characterful property in a sought-after setting.



Location

Wincanton is a charming market town in south-east Somerset, offering a blend of historic character and modern convenience. With excellent transport links via the A303 and nearby rail stations, it's well-connected yet retains a peaceful, rural feel.

The town features a traditional high street, local shops, cafés, and the popular Wincanton Racecourse. Surrounded by beautiful countryside and close to attractions like Stourhead and Bruton, Wincanton is an ideal location for those seeking a relaxed, community-focused lifestyle.

Useful Information

Services: Mains water, gas, electricity, and drainage.

Local Authority: South Somerset Council

Council Tax Band: B

Energy Performance Certificate (EPC):

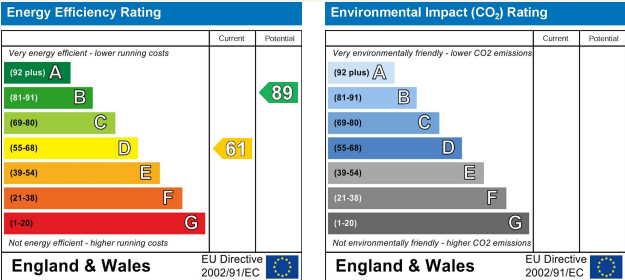
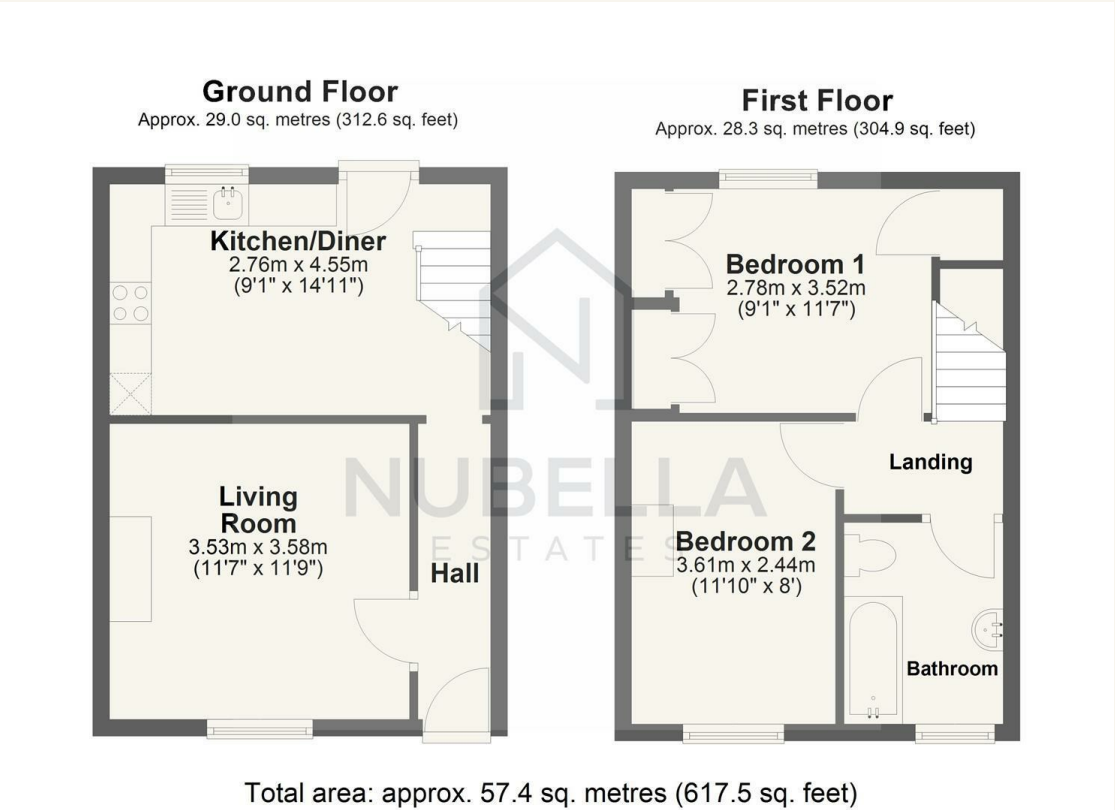
Rating – D

Please Note:

All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority **South Somerset**
Council Tax Band **B**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.