



## Greenway Close Wincanton BA9 9RH

An attractive and deceptively spacious two bedroom detached bungalow offering a perfect blend of comfort and convenience. Spanning 710 square feet, the property is situated at the end of a small, quiet close, ensuring a peaceful living environment. This delightful home benefits from gas central heating, double glazing, driveway parking, electric charging point, single garage, front and rear gardens. EPC Band: C Viewing highly recommended.

**Offers over £280,000 Freehold**





### The Property

An attractive, well presented two bedroom detached bungalow offering a perfect blend of comfort and convenience. Spanning 710 square feet, the property is tucked away at the end of a small, quiet close, ensuring a peaceful living environment. This delightful home enjoys deceptively spacious living accommodation which in brief comprises:- Porch area with door to entrance hall which in turn provides access all rooms including a built in storage cupboard and built in airing cupboard; a double aspect lounge/dining room featuring a gas log effect fire, oak flooring, double glazed doors to the conservatory and door to:- a modern kitchen fitted with a range of floor and wall units including space for cooker with cooker hood above, space for fridge/freezer, plumbing for slimline dish washer, plumbing for washing machine and double glazed door to rear garden; the main bedroom is a good sized room which benefits from mirror fronted, fitted double wardrobes including a secret door to the garage, access to a stylish en-suite shower room fitted with a double width shower cubicle, pedestal wash basin, low level WC and extractor fan; bedroom two is a good sized room with double glazed window to front aspect. Finally to complete the accommodation layout is a family bathroom which comprises:- 'L' shaped panelled bath, pedestal wash basin, low level WC, medicine cabinet and an infra red wall heater.

The property boasts a charming conservatory, which serves as a lovely spot to enjoy the garden views throughout the seasons. The front and rear gardens are well-maintained, offering a tranquil outdoor space for gardening enthusiasts or simply unwinding in the fresh air. Additionally, the bungalow benefits from driveway parking, an electric charging point and an attached single garage, providing ample space for vehicles and storage.

This wonderful bungalow is perfect for those looking for a low-maintenance lifestyle in a friendly community. With its appealing features and prime location, this property is a wonderful opportunity for anyone seeking a comfortable home in Wincanton. Do not miss the chance to make this delightful bungalow your own.



### Outside

As you approach the property, you will be greeted with an easy maintenance front garden which is mainly laid to lawn with a flower and shrub border; a tarmac driveway which provides ample parking for two vehicles leading to :- an attached single garage with up and over door, personal door, light and power. The gas boiler can also be found in the garage. Additionally there is an electric charging point, outside tap and outside light.

To the rear of the property is a fully enclosed fenced rear garden which is predominantly laid to lawn featuring well established pretty flower and shrub borders, tree, pond and a useful L-shaped timber shed/workshop and an outside light.

### Location

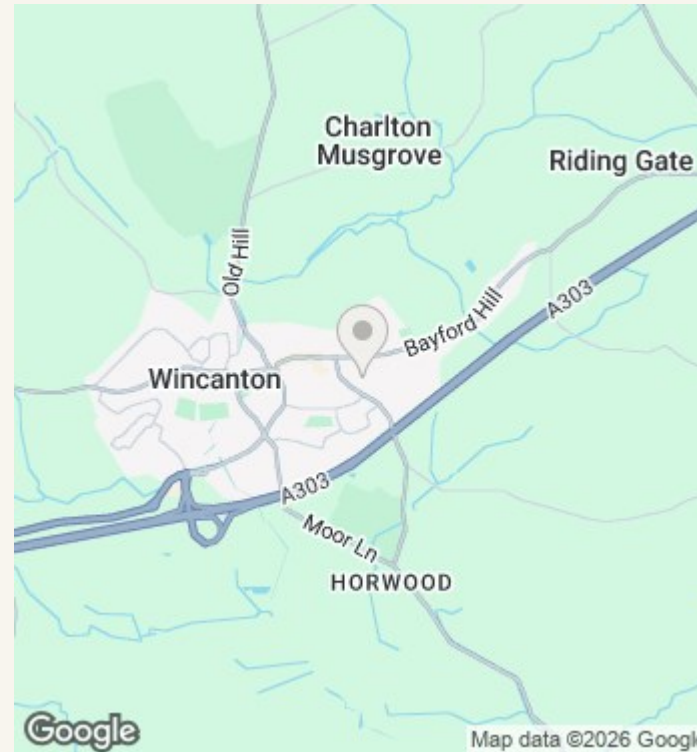
Wincanton is a charming market town in south-east Somerset, offering a blend of historic character and modern convenience. With excellent transport links via the A303 and nearby rail stations, it's well-connected yet retains a peaceful, rural feel. The town features a traditional high street, local shops,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

### Additional Information

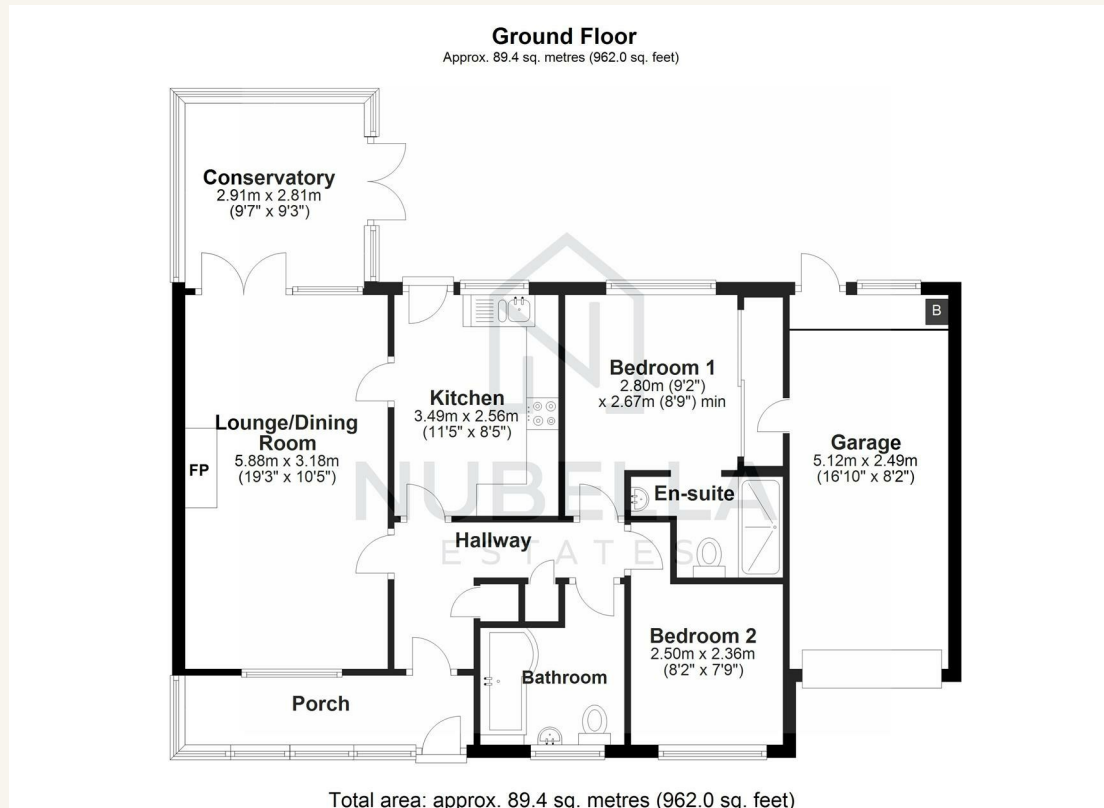
Services: Mains water, gas, electricity, and drainage. Local Authority: Somerset Council ~ Council Tax Band: D Energy Performance Certificate (EPC): Rating – C Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Local Authority **Somerset**  
Council Tax Band **D**  
EPC Rating **C**



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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.