



Connells

Tything Way
WINCANTON



Property Description

This attractive three-bedroom semi-detached home is situated in the popular market town of Wincanton, offering spacious accommodation and a delightful garden, all within easy reach of local amenities.

On the ground floor, the property features a welcoming lounge and dining area, with double doors opening into a bright conservatory that overlooks the rear garden. The modern kitchen is fitted with integrated appliances, providing a practical and stylish space for everyday living. Upstairs, there are three well-proportioned bedrooms and a family bathroom complete with a bath and overhead shower.

The rear garden is a particular highlight, offering a large patio area with a veranda seating space, gravel and a lawn, making it ideal for entertaining or relaxing outdoors. Side access leads to the front garden, which is laid to lawn and complemented by a driveway providing off-road parking.

Wincanton itself is a thriving town with a range of amenities including independent shops, cafés, and pubs. The town is well known for its racecourse and enjoys excellent transport links via the A303, making it convenient for travel to London and the South West. This property combines modern living with outdoor charm and is perfectly placed to enjoy all that Wincanton and the surrounding area has to offer.

Entrance Hall

The entrance hall has a smoke alarm and a radiator.

Lounge / Dining Room

22' max x 11' 9" max (6.71m max x 3.58m max)

The lounge has three double glazed windows to the front of the property. It has a TV point, two radiators and a double door to the conservatory.

Kitchen

9' 11" max x 9' 4" max (3.02m max x 2.84m max)

The kitchen has a double glazed window to the rear of the property and a door to the side of the property. It has both wall and base units, a sink and drainer, two larder cupboards, an integrated fridge, an electric hob and fan oven with an extractor hood.

Conservatory

12' 1" max x 10' max (3.68m max x 3.05m max)

The conservatory has a double glazed door to the rear of the property, two double glazed windows to the side of the property and two double glazed windows to the rear of the property.

Cloakroom

The cloakroom has a double glazed, frosted window to the side of the property, a WC and a hand wash basin with a vanity unit.

First Floor

Landing

The landing has a double glazed window to the side of the property and a loft hatch.

Bedroom 1

10' 11" max x 10' 5" max (3.33m max x 3.17m max)

Bedroom 1 has two double glazed windows to the front of the property. It has a radiator and a double integrated wardrobe.

Bedroom 2

10' 11" max x 8' 10" max (3.33m max x 2.69m max)

Bedroom 2 has two double glazed windows to the rear of the property. It has a radiator and a nook for clothes storage.

Bedroom 3

9' 5" max x 7' 2" max (2.87m max x 2.18m max)

Bedroom 3 has two double glazed windows to the front of the property and a radiator.

Bathroom

The bathroom has a double glazed, frosted window to the side of the property and a double glazed, frosted window to the rear of the property. It has a bath with an overhead shower, a WC, hand wash basin, heated towel rail and an extractor fan.

Outside

Front Garden

The front garden has a driveway and is laid to lawn. The property has a powered garage.

Rear Garden

The rear garden has a large patio area with a veranda seating area. It has gravel and lawn areas at the rear with fence borders. It has an external tap, external lights and access to the rear through a side gate.









Total floor area 89.3 m² (962 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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