



Bedroom 3
2.15m x 2.66m
7'1" x 8'9"

Bedroom 2
2.41m x 3.68m
7'11" x 12'1"

Main Bedroom
3.90m x 3.16m
12'10" x 10'5"

En Suite
2.14m x 1.23m
7'0" x 4'0"

Garage
2.82m x 5.19m
9'3" x 17'0"

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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selling and letting properties



Guide Price
£295,000

Arranged over two floors, the property provides a versatile layout with scope for alteration, making it well suited to those looking to create a home tailored to their needs.

Upstairs, there are three bedrooms, with the main bedroom benefiting from an en suite, completing a flexible and comfortable layout.

Externally, the generous plot extends to the side and rear, offering space for outdoor living while making the most of the surrounding countryside setting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs			

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The Property

Inside

Ground Floor

A porch leads into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal rooms.

A well-proportioned sitting room enjoys good natural light and is centred around a wood burning stove, creating a cosy focal point. Positioned to the rear, the kitchen provides access to the ground floor shower room. The property would benefit from modernisation, offering excellent scope for improvement. Further practical features include a useful storage room and a separate cloakroom/WC.

First Floor

From the landing, there is access to three bedrooms.

The main bedroom is a generous double with an en suite, while bedroom two benefits from fitted wardrobe space.

Outside

Gardens

A generous plot extends to both the side and rear, mainly laid to lawn and enjoying countryside views, with a greenhouse and space for further landscaping. The garden is fully enclosed and offers a good degree of privacy. There is also a small area of garden to the front of the house.

Parking and Garage

Driveway parking is available for multiple vehicles, along with a garage.

Useful Information

Energy Efficiency Rating tbc
Council Tax Band B
Electric Heating
Mains Drainage
Upvc Double Glazing
Freehold
No Onward Chain

Location and Directions

Cucklington is a sought-after village set within surrounding countryside, offering a quieter setting with rural views. The nearby towns of Wincanton and Gillingham provide a range of everyday amenities, along with good road connections via the A303.

Postcode BA9 9QH

What3words

///puddings.singles.examine

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