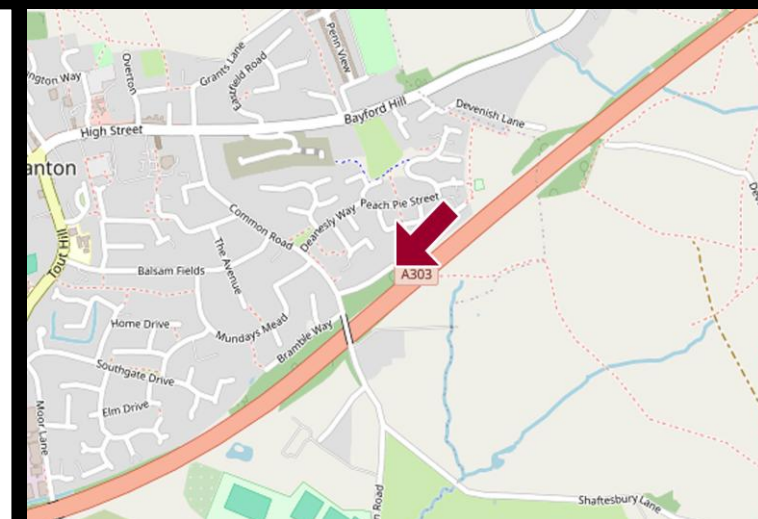
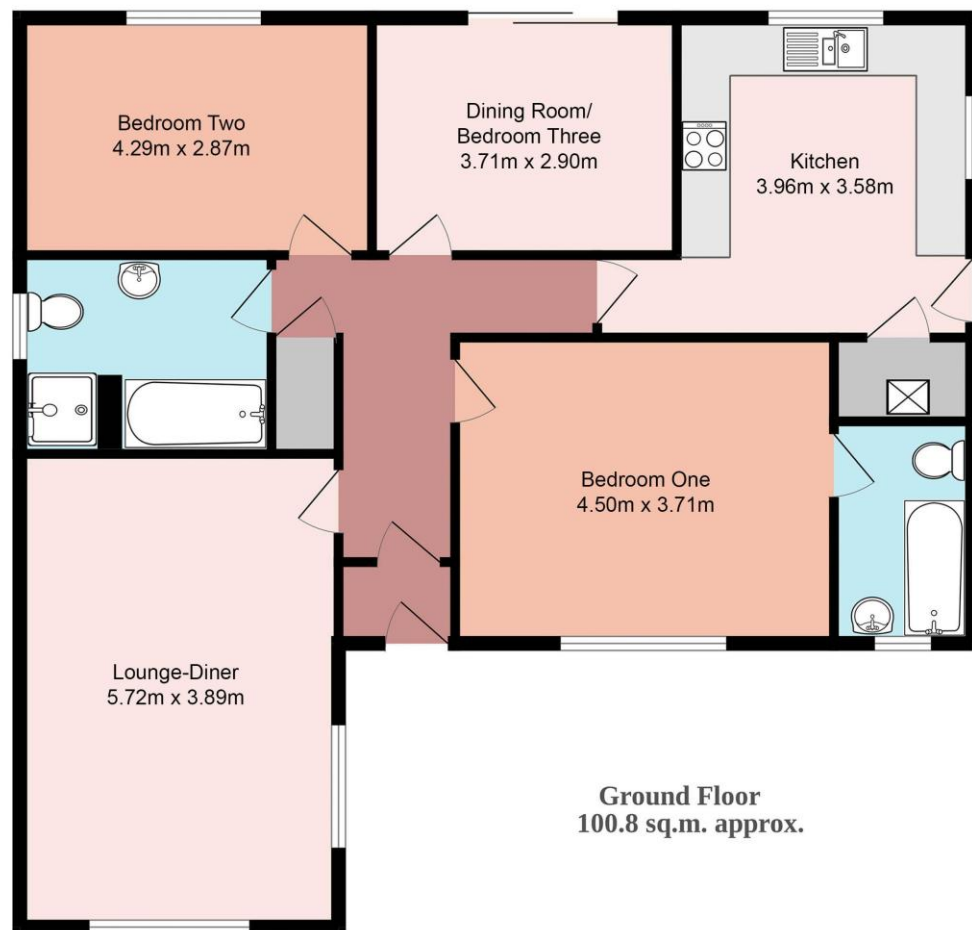




The Warren, Balsam Lane, , BA9 9HZ
£330,000

brantons



Accommodation

Lounge-Diner - 18' 9" x 12' 9" (5.72m x 3.89m)

Kitchen - 13' 0" x 11' 9" (3.96m x 3.58m)

Bedroom One - 14' 9" x 12' 2" (4.50m x 3.71m)

En-suite - 8' 10" x 5' 6" (2.68m x 1.68m)

Bedroom Two - 14' 1" x 9' 5" (4.29m x 2.87m)

Dining Room/ Bedroom Three - 12' 2" x 9' 6" (3.71m x 2.90m)

Bathroom - 10' 1" x 7' 10" (3.07m x 2.39m)

Garage - 17' 1" x 16' 8" (5.21m x 5.08m)

Property

Brantons Independent Estate Agents are delighted to offer this deceptively spacious detached bungalow set within well kept grounds positioned at the end of a no through road located on the edge of Wincanton. The accommodation is comprised a spacious lounge, a good sized dining room with doors to the rear garden, a well fitted, extensive kitchen with space for table & chairs, fully integrated appliances & door to outside, a large master bedroom with fitted wardrobes, and a spacious en-suite bathroom. There is a further large bedroom & a well fitted bathroom with double shower. To the front of the property lies an extensive tarmac driveway providing an area of parking for numerous cars & leads to a detached double garage approx 17ft x 16ft (with an up-and-over door, power, eaves storage and light). The well tended rear garden is mainly laid to lawn, with a patio area and a shed. Heating is supplied via an oil fired boiler. The windows and doors are UPVC double glazed. Please contact Brantons for more information and viewing arrangements. AGENTS NOTES: Under Section 21 of the Estate Agents Act, the vendors of this property are associates of Brantons Estate Agents, within the meaning of the Act, and we therefore make the declaration.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two/ Three Double Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen
- Sizable Four Piece Family Bathroom
- En-suite Bathroom to Master
- Ample Driveway Parking & Detached Double Garage
- Private Enclosed Rear Garden with Lawn & Patio Seating
- Popular Residential Location

Information

Local Authority: South Somerset District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments Primary: Wincanton Primary

Senior: King Arthur's School

Energy Performance

Energy performance certificate (EPC)

The Warren Balsam Lane WINCANTON BA9 9HZ	Energy rating D	Valid until: 19 May 2036
		Certificate number: 9200-2606-0622-2627-3563

Property type	Detached bungalow
Total floor area	108 square metres

Rules on letting this property

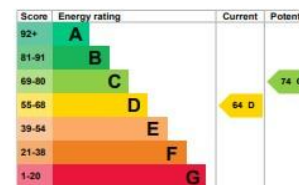
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

