



## Moor Close, Wincanton

£325,000 Council Tax Band D Tax Rate £2,438 per annum



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this three bedroom detached bungalow that is found in a quiet cul-de-sac within easy touching distance of Wincanton Town Centre. The bungalow boasts a generous plot with garden space to both the front and rear, the rear garden of which is of particularly good size, offering lots of lawn space and paved patio seating area. The internal accommodation briefly comprises of a large-lounge diner, fitted kitchen and three bedrooms, two of which are generous doubles. The bathroom has been recently updated and is a contemporary design with tiling to walls and floor and bathtub with shower over. Driveway parking for two vehicles can be found to the side of the bungalow, leading to a single garage, detached from the bungalow itself. To view the virtual tour please follow this link: [Click Here](#)**

### **Situation**

The property is situated on a pleasant residential cul-de-sac only a few minutes from the centre of the market town of Wincanton and is set amongst other similar style homes. Wincanton is a small town in South Somerset, yet has an excellent range of local shopping including a supermarket, business facilities and sports centre. The school is only a few minutes walk away from the property. There is excellent access close by to the A303 London and Exeter, A37 to the historic cities of Bath and Bristol and motorway connections making the south west easily accessible. The Intercity mainline station at Castle Cary goes to London/Paddington and to Waterloo from Templecombe or Gillingham.

### **Key Features**

**Detached Bungalow**

**Three Bedrooms**

**Single Garage and Driveway Parking**

**Well Sized Plot with Generous Garden Space**

**Close to Town Centre Services**

**Large Lounge-Diner Reception Space**

**Oil Central Heating**



## Rooms

### Entrance Hallway

4'5" x 11'6" (1.35m x 3.51m)

### Living Room and Diner

12'10" x 21'9" (3.91m x 6.63m)

### Kitchen

11'9" x 8'5" (3.58m x 2.57m)

### Bedroom One

13'5" x 9'5" (4.09m x 2.87m)

### Bedroom Two

10'1" x 11'10" (3.07m x 3.61m)

### Bedroom Three

7'8" x 9'5" (2.34m x 2.87m)

### Bathroom

8'0 x 5'7" (2.44m x 1.70m)

### Garage and Parking

To the side of the property you have driveway parking for two vehicles and a detached single garage.

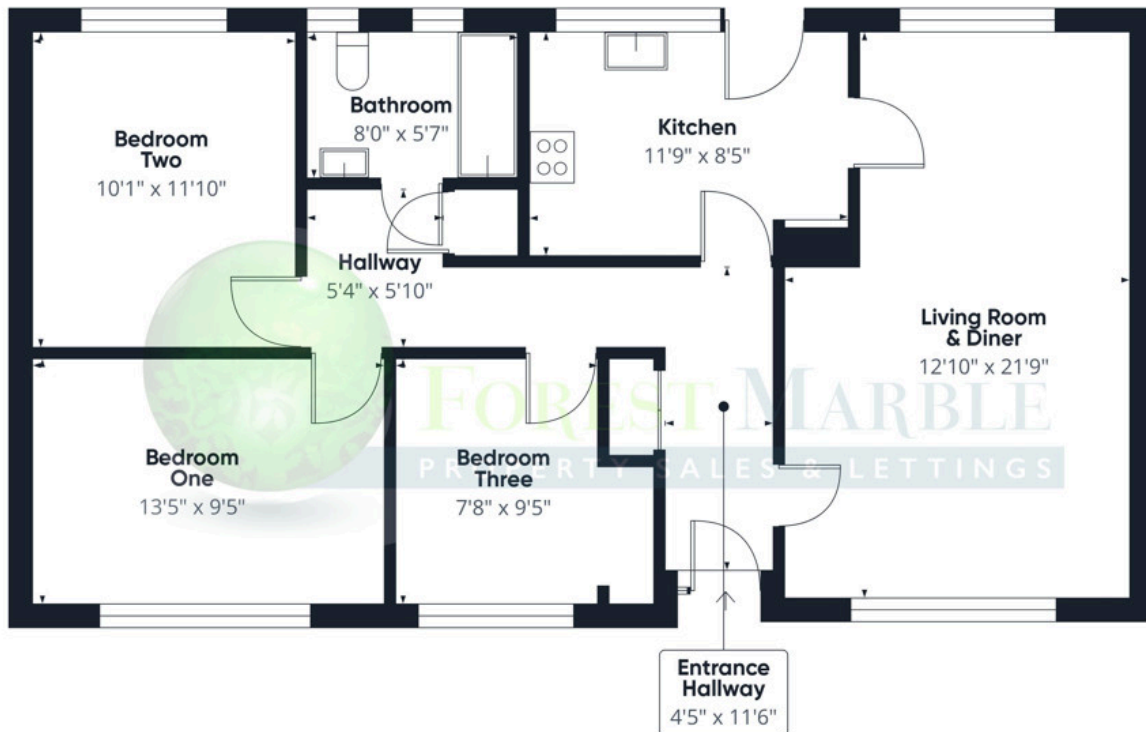
## Directions

Coming off the A303 head onto Southgate Road towards the town centre. Turn right onto Moor Lane before taking the left onto Southgate Drive. Take the first right into Elm Drive and right again onto Moor Close where you will find the property on the right hand side.

## Agent Notes

Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcomes for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Warminster, Gillingham, Wincanton, Shaftesbury, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Approximate total area<sup>®</sup>  
861 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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