



CHAFFERS
ESTATE AGENTS



**12 Springfield Road,
Wincanton, BA9 9BL**

A well-presented three-bedroom semi-detached house with two reception rooms, a fitted kitchen, garage, off-road parking, and generous gardens, situated in a desirable residential location. EPC D

£240,000 Freehold

Council Tax Band: C

12 Springfield Road, Wincanton, BA9 9BL



Description

A well-proportioned three-bedroom semi-detached house offering spacious accommodation in a desirable residential location. The property benefits from two reception rooms, two double bedrooms, a good-sized kitchen, off-road parking, a garage, double glazing, and generous lawned gardens.

The accommodation comprises an entrance hall, lounge with rear aspect, separate dining room, and fitted kitchen with a range of base and wall units, work surfaces, oven, four-ring hob, and access to the side path.

Upstairs, there are three bedrooms, including two good-sized double bedrooms, along with a family bathroom and separate WC.

Externally, the property is approached via a driveway providing off-road parking and access to the single garage. The front garden is mainly laid to lawn, with the enclosed rear garden also offering a good-sized lawned area.

Situation

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 5 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Somerset Council - Tel: 0345 034 4569

Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



Directions

What three words; [///nicknames.paves.stung](http://nicknames.paves.stung)



Floor Plan

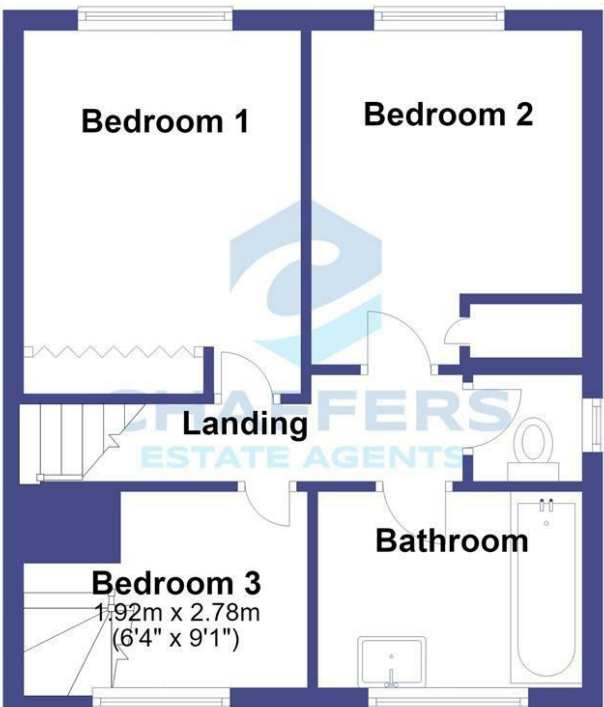
Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC