



HAMBLEDON

ESTATE AGENTS

9 SPRINGFIELD ROAD WINCANTON BA9 9BL



£245,000

- ◆ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ◆ TUCKED AWAY LOCATION ◆ GARAGE
- ◆ LIGHT & AIRY SITTING ROOM ◆ FITTED KITCHEN
- ◆ WET ROOM ◆ SIDE & FRONT PORCHES
- ◆ GAS CENTRAL HEATING ◆ DOUBLE GLAZED WINDOWS

9 Springfield Road, Wincanton, Somerset, BA9 9BL.

A wonderful opportunity to purchase a well-maintained two-bedroom semi-detached bungalow, tucked away in a no-through road within a mature residential development. Vehicular access is conveniently located to the rear of the property, while the front enjoys a peaceful outlook over the garden and footpath, with no passing traffic.

The front door opens into an enclosed porch, and then leads through to a long and spacious hallway that provides access to all rooms and includes a useful storage cupboard. The sitting/dining room is positioned at the rear of the property and features a large window that allows plenty of natural light.

The kitchen is fitted with a good range of units, including a built-in larder and floor-to-ceiling storage cupboard. For those seeking a more modern, streamlined kitchen, these larger cupboards could be removed to create a contemporary layout.

Both bedrooms are generously proportioned, with the principal bedroom benefitting from two built-in wardrobes. The accommodation is completed by a wet room, a separate WC, and a practical side porch accessed from the kitchen.

Outside, a driveway leads to a large single garage with light and power. The rear garden is mainly laid to lawn and complemented by a shrub border and greenhouse, ideal for those keen on growing their own produce. A paved pathway leads to a secluded side garden, also laid to lawn and enclosed by walling and fencing, providing a private outdoor space. The front garden is open plan and of good width.

This delightful bungalow offers excellent scope for updating while already benefitting from gas central heating, double-glazed windows, and the advantage of no onward chain. An ideal home for those looking to downsize to a comfortable and manageable single-storey residence.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and sports centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

Double glazed UPVC front door to:

ENCLOSED ENTRANCE PORCH: Glazed door to:

ENTRANCE HALL: Radiator, airing cupboard housing hot water tank with shelving for linen, deep storage cupboard

housing gas boiler and hatch to loft.

SITTING/DINING ROOM: 15'4" narrowing to 10' A light and airy room with a double glazed window and door giving access to the rear garden, two radiators and coved ceiling.

KITCHEN: 10'5" x 8'3" Inset single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, double glazed window to side aspect, space and plumbing for washing machine, electric cooker points, built-in larder and storage cupboard, double glazed window to side aspect, tray recess, space for tall fridge/freezer and door to:

SIDE PORCH: Double glazed windows and door to garden.

BEDROOM 1: 11'1" x 10'1" A spacious double bedroom with built-in single wardrobe with hanging rod and shelf, built-in storage cupboard with fitted shelving, coved ceiling and double glazed windows to rear aspect.

BEDROOM 2: 9'11" x 9' Radiator and double glazed window to rear aspect.

WET ROOM: Dolphin shower unit, shower screen, tiled floor, tiled to splash prone areas, pedestal wash hand basin, double glazed window to side aspect and radiator.

WC: Low level WC, radiator and double glazed window to front aspect.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: Strictly by appointment through the agents.

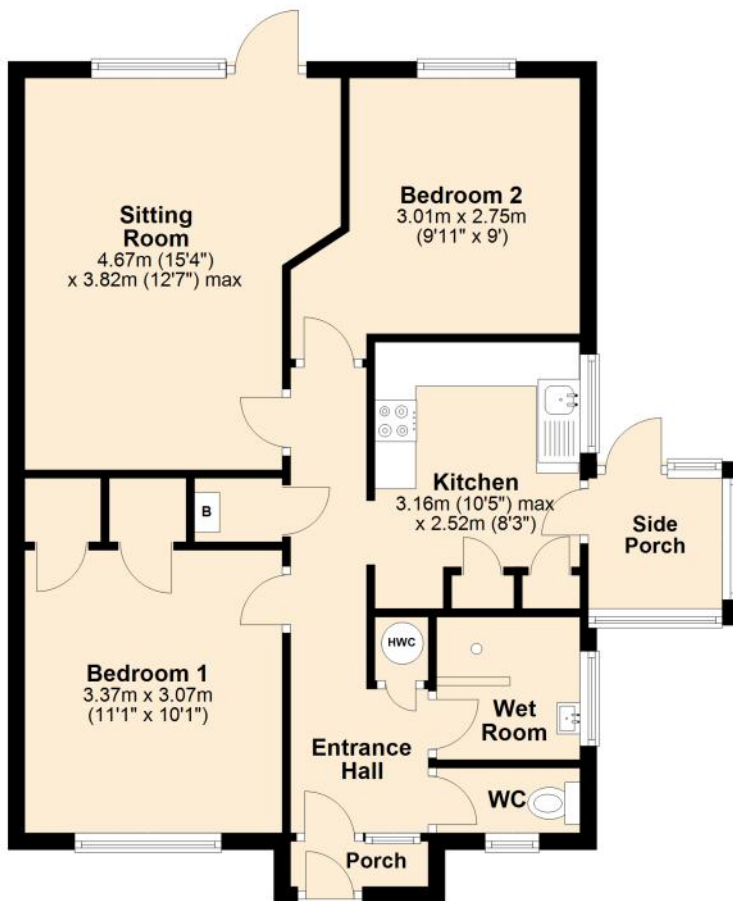
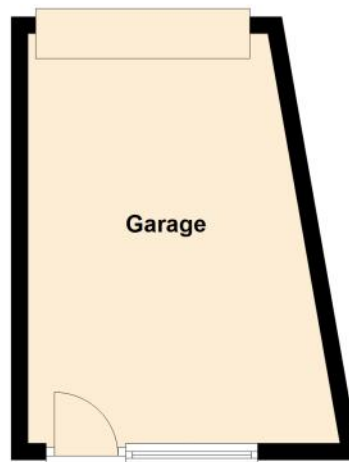
Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 64.0 sq. metres (689.4 sq. feet)

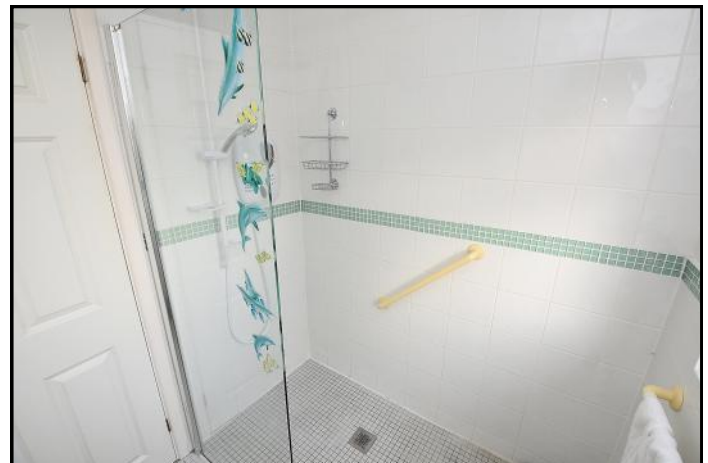


Total area: approx. 64.0 sq. metres (689.4 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

