



**HAMBLEDON**  
ESTATE AGENTS

**25 SAUNTERS CLOSE  
WINCANTON  
BA9 9QB**



**£190,000**

- ◆ **REFURBISHED ONE BEDROOM ATTACHED BUNGALOW**
- ◆ **LIGHT & AIRY SITTING ROOM ◆ NEW FITTED KITCHEN**
- ◆ **DOUBLE BEDROOM WITH BUILT-IN WARDROBE**
- ◆ **DELIGHTFUL GARDEN ◆ PARKING ◆ NEW SHOWER ROOM SUITE**
- ◆ **NEW FLOOR COVERINGS ◆ GCH ◆ NO FORWARD CHAIN**

## 25 Saunters Close, Wincanton, Somerset, BA9 9QB.

A rare opportunity to acquire an attached one bedroom bungalow situated on a small modern development within easy reach of Wincanton Leisure Centre. This delightful property has been recently refurbished to a high standard and enjoys a light and airy living room with a bay window, shower room, stylish fitted kitchen, double bedroom with built-in wardrobe and an attractive easy to maintain rear garden. There is also the benefit of gas central heating with a new boiler installed during December 2024, and parking to the front of the bungalow. The property is offered for sale with no forward chain.

**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, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza and a leisure 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 and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

### ACCOMMODATION

Canopy storm porch to front door.

**SITTING ROOM:** 12' (into bay) x 11'4" A light and airy room with a large bay to the front aspect, radiator, electric consumer unit and opening to the inner hallway.

**KITCHEN:** 8'1" x 7'8" (max) A stylish refitted kitchen comprising inset single drainer stainless steel sink unit with cupboard below, further range of matching shaker style wall, drawer and base units

with work surface over, integrated under counter fridge and freezer, built-in electric oven with inset hob and extractor over, window to side aspect and downlighters.

**BEDROOM:** 10'5" x 9'1" A double bedroom with built-in single wardrobe with hanging rail and shelf, cupboard housing recently fitted Worcester gas boiler supplying domestic hot water and radiators, television aerial, telephone point, radiator and sliding double glazed door opening to the rear garden.

**SHOWER ROOM:** A new suite with shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, window to side aspect and extractor.

### OUTSIDE

To the front there is off road parking for one car and a side path gives access to:

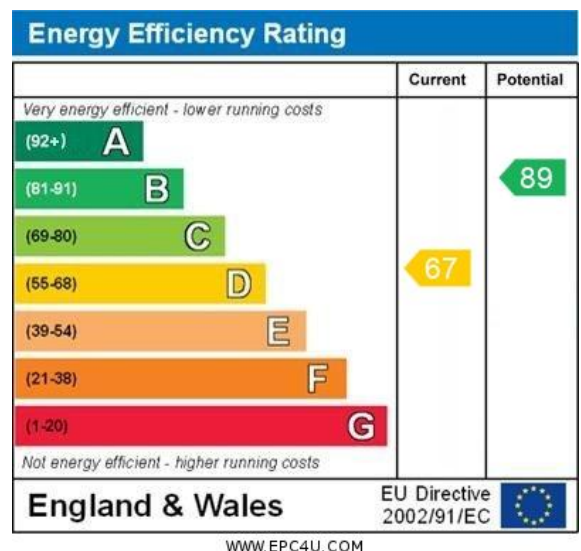
**REAR GARDEN:** A paved patio fronted by a low wall leads to a lawned area enclosed by timber fencing.

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

**TENURE:** Freehold

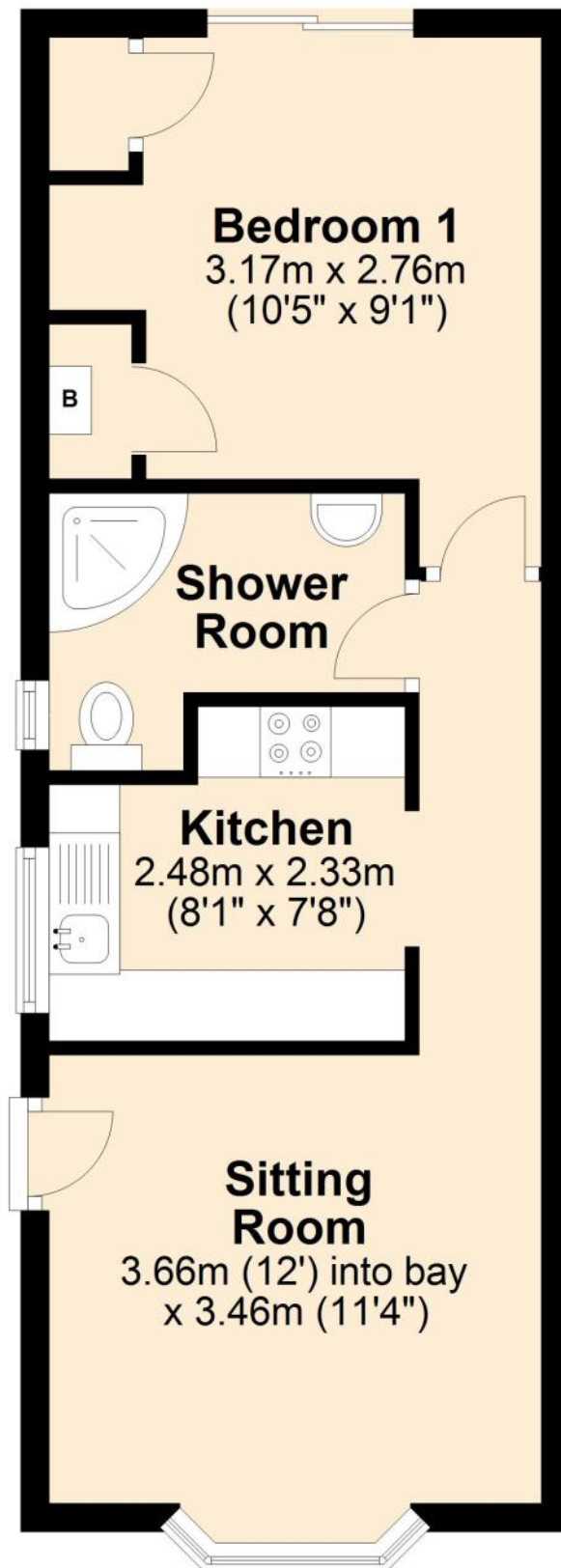
**COUNCIL TAX BAND:** A

**VIEWING:** Strictly by appointment through the agents.



# Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 34.0 sq. metres (366.2 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 misstatement 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.

