



HAMBLETON
ESTATE AGENTS

**2 ELM DRIVE
WINCANTON
BA9 9EZ**



£375,000

- ◆ DELIGHTFUL 3 BEDROOM DETACHED BUNGALOW
- ◆ MODERNISED DURING 2024 ◆ SPACIOUS SITTING ROOM
- ◆ STYLISH SHOWER ROOM ◆ NEW DOUBLE GLAZED WINDOWS
- ◆ SECLUDED SUNNY ASPECT GARDEN ◆ GARAGE
- ◆ VIEWING HIGHLY RECOMMENDED

2 Elm Drive, Wincanton, BA9 9EZ

Situated on a mature residential development within easy reach of local amenities, this attractive three bedroom detached bungalow occupies a corner plot and benefits from a well maintained sunny aspect rear garden.

Tastefully updated in 2024, the property has been thoughtfully improved throughout. Upgrades include a stylish new shower room, refreshed kitchen with new work surfaces, eye-level double oven, hob, and ceramic sink. Additional enhancements include a new boiler, replacement double glazed windows, new loft insulation, and new floor coverings to most rooms.

The light and airy accommodation is well-proportioned and features a spacious dual aspect sitting room. Two of the three bedrooms benefit from built-in wardrobes, while the kitchen opens into a useful boot room/utility area, which in turn provides internal access to the garage and garden.

Outside, the rear garden enjoys a sunny aspect and features a raised terrace, ideal for relaxing or entertaining.

In summary, this is a beautifully presented and well-maintained home, offering comfortable single storey living in a convenient and sought-after location.

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

Composite front door to:

ENTRANCE HALL: A spacious hallway with wood effect vinyl plank flooring, radiator, double cloaks cupboard with coat hooks and consumer unit, radiator, coved ceiling, room temperature control, hatch with ladder attached to loft and built-in wardrobe/storage cupboard.

SITTING/DINING ROOM: 22' x 12'11" narrowing to 10'4" A light and airy room with dual aspect double glazed window with a tinted privacy film. Coved ceiling, attractive fireplace with fitted electric fire, two radiators, wall light point and laminate wood flooring.

KITCHEN: 11'9" x 8'5" Inset 1¼ bowl ceramic sink with mixer tap and cupboard below, further range of matching wall, drawer and base units with work surface over, eye level built-in

double oven, inset ceramic hob with extractor over, radiator, coved ceiling with downlighters, double glazed window overlooking the garden, vinyl plank flooring and UPVC double glazed door to:

UTILITY/BOOT ROOM: Fitted double cupboard, work surface, radiator, wall light point, dado rail, space and plumbing for washing machine and doors to garden and garage.

BEDROOM 1: 11'10" x 10'3" (max) Range of fitted bedroom furniture, radiator, laminate wood flooring, coved ceiling and double glazed window to rear aspect.

BEDROOM 2: 13'6" (max) x 9'7" Range of fitted bedroom furniture, coved ceiling, radiator and double glazed window to front aspect with a tinted privacy film.

BEDROOM 3: 9'7" x 9'6" narrowing to 7'7" radiator, double glazed window with a tinted privacy film to front aspect, coved ceiling and wood effect vinyl plank flooring.

SHOWER ROOM: Large shower cubicle, vanity wash hand basin unit, low level WC, radiator with towel rail attachment, coved ceiling, two double glazed windows to rear aspect and wood effect vinyl plank flooring.

OUTSIDE

The front and side gardens are mainly laid to lawn with a driveway off Southgate Drive leading to a single attached garage. The rear garden is secluded and enjoys a sunny aspect with a raised terrace overlooking the garden which is mainly laid to lawn with a flower border enclosed by timber fencing. Oil fired boiler, shed and greenhouse.

GARAGE: (16' x 8'2") single attached garage with lighting and electricity.

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

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: Strictly by appointment through the agents.

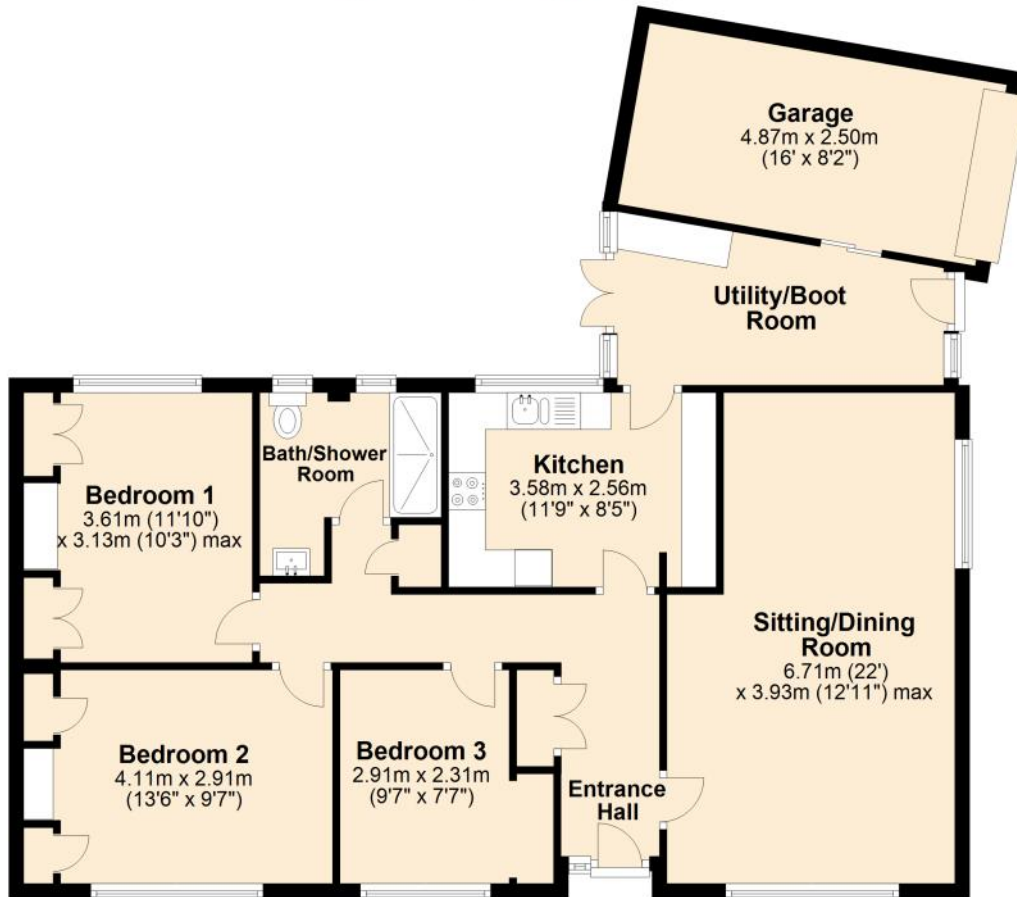
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Ground Floor

Approx. 103.4 sq. metres (1113.0 sq. feet)



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)





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