



**CHAFFERS**  
ESTATE AGENTS



**55 Springfield Road,**  
**, Wincanton, BA9 9DD**

An attractive substantial two bedroom semi detached bungalow offering spacious accommodation with garage, ample parking, generous sized front and garden, tucked away at the end of a small close in a quiet mature residential area. EPC Band:- C

**£250,000**

Council Tax Band: C

# 55 Springfield Road, , Wincanton, BA9 9DD



## DESCRIPTION

A delightful 2 bedroom semi detached bungalow in the beautiful and peaceful residential area of Springfield road, within the property you are greeted by a recently installed kitchen with a built in oven perfect for ease of access with a balance and range of floor to ceiling units, with space for washing machine/dishwasher and fridge/freezer. To your right you flow into the conservatory, this provides expansive glazing, large, wrap-around UPVC windows flood the space with natural light and offer an uninterrupted outlook over the private rear garden. A solid vaulted ceiling: Unlike traditional conservatories, this room features a fully plastered, vaulted ceiling with integrated recessed spotlights, ensuring a cosy "all-season" feel and better temperature regulation. Turning left from your modern kitchen space you enter the bright and welcoming living room, this offers a wonderful sense of space and light, serving as the heart of the home. Decorated in neutral, warm tones, the room provides a versatile canvas for any style of décor. In the remainder of the property we are welcomed by the main master bedroom. As seen, this room easily accommodates a double bed with bedside furniture and a large dressing table or desk, indicating plenty of floor space for various configurations. The family bathroom This bright and well-proportioned shower room offers a clean, modern three piece suite, this room features a white ceramic pedestal wash basin with traditional-style taps and a matching low-level WC. A corner shower enclosure with spacious spacious, curved glass unit maximizes the floor plan, fitted with an overhead shower and integrated shelving for convenience. The property benefits from double glazed windows and gas central heating. A garage located to the rear of the property with parking for a car as well as an abundance of nearby off road parking

## OUTSIDE

A charming front garden designed for low maintenance, featuring a striking mature crimson red tree as its centrepiece, surrounded by neatly laid gravel and complemented by established shrubbery and potted plants. A paved walkway leads to the front entrance.

A large paved patio area leads directly to a bright, modern white-framed conservatory with a solid tiled roof, providing a seamless transition between indoor and outdoor living. The garden is thoughtfully divided into durable paving and decorative gravel sections, significantly reducing upkeep while offering ample space for outdoor furniture. Timber-sleeper raised beds add structure and depth, currently housing a variety of mature shrubs and seasonal flowers. There are multiple spots suitable for alfresco dining, including a dedicated gravel area perfect for a bistro set.

## ADDITIONAL INFORMATION

Services: Mains Water (Meter), Gas Central Heating, Electricity & Drainage.

Council Authority: South Somerset District Council ~ 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: C

## LOCATION

The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. There is an active community within Wincanton with a number of societies and several churches. Other small towns such as Bruton and Castle Cary are also nearby as well as the beautiful Stourhead Estate.

Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles.

There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.

There are excellent communication links with the A303 within a five minute drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

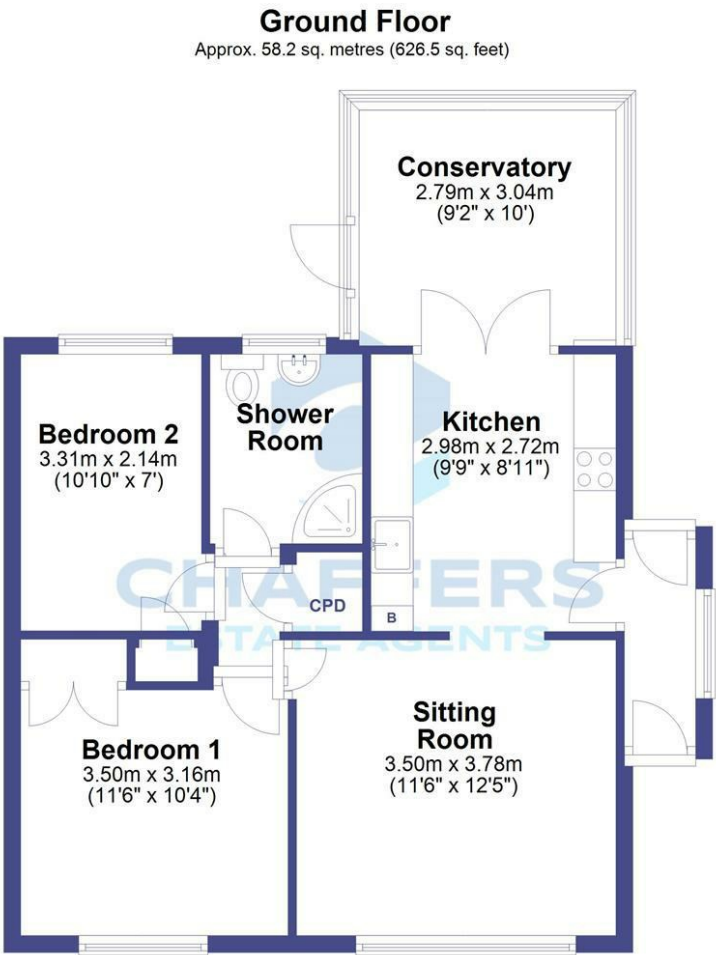


## Directions





Floor Plan



Total area: approx. 58.2 sq. metres (626.5 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) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |