



 2
  2
  1 EPC E

£169,950 Freehold

6 Station Road
 Castle Cary
 BA7 7BU

**COOPER
 AND
 TANNER**



6 Station Road Castle Cary BA7 7BU

 2  2  1 EPC E

£169,950 Freehold

Description

A period mid terrace character cottage set within a central location, in need of modernisation and updating throughout and being offered for sale with no onward chain.

The property is arranged over three floors with benefits including gas fired central heating, double glazing and a low maintenance garden. The accommodation briefly comprises an entrance hall with stairs rising to the first floor landing, dining room with a feature fire place and inset open grate, door into sitting room with a fitted gas fire. Kitchen has a range of units, worktop space and a pantry with shelving. From the kitchen there are doors leading to a bathroom and cloakroom. There is a rear lobby with a door leading the garden. To the first floor staircase rising to the second floor, two bedrooms, one double and one single. To the second floor is a good size attic room, which subject to planning would make a good size third bedroom.

Outside

The garden is to the rear of the property, being low maintenance with paved seating area, raised borders, green house, outbuilding and flowerbeds. There is a right of access to the rear of the property which is shared with the neighbouring properties.

Castle Cary is a small market town set in unspoilt countryside. It has many independent businesses including shops, boutiques and galleries. Amenities include Nursery, Primary and Secondary schools, Health Centre, Dental Practice, Library, Post Office, Delicatessens, Grocery Stores, Greengrocery, Newsagent, Chemist, Pubs and Tea shops. There are large supermarkets a 15 minute drive away and the towns of Wincanton and Shepton Mallet are close by. The cities of Bath, Bristol, Salisbury and Wells are all within easy driving distance. On the edge of Castle Cary is the railway station with its direct line to London and the A303 is a few miles south.

Directions

From our office proceed to the end of Fore Street, turn right onto Lower Woodcock Road at the end of the road turn left onto Station Road and the property will be found on the right hand side

Viewing

Strictly through Cooper & Tanner on 01963 350327.

Our Reference: AS 22927 JAN 2019

Location

Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: C

Heating: Gas fired central heating

Services: Drainage, Water, Gas and Electricity



Motorway Links

- A303/M3
- M5



Train Links

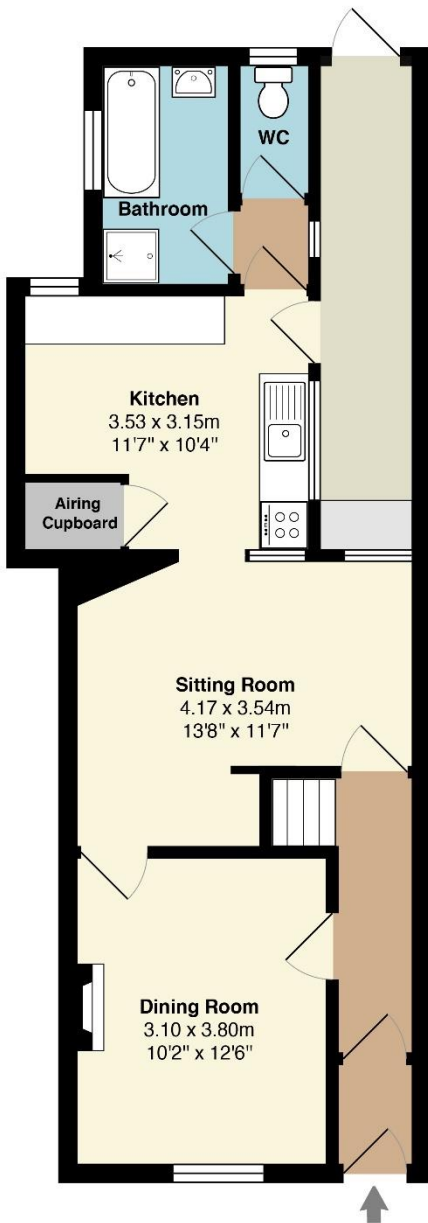
- Castle Cary
- Templecombe



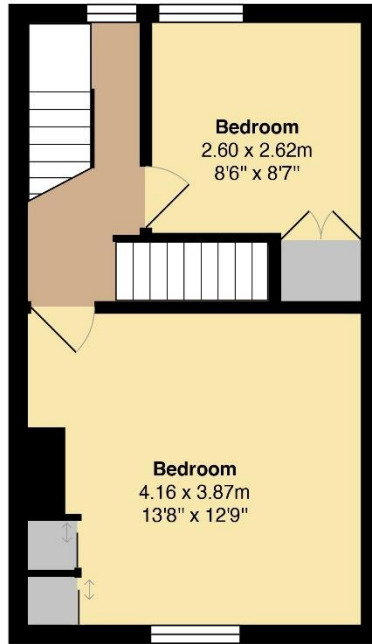
Nearest Schools

- Castle Cary
- Bruton

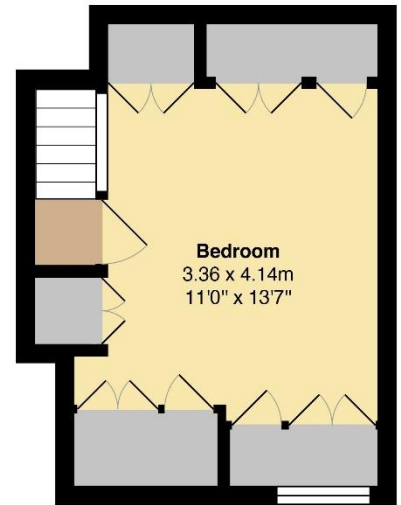
6 Station Road, Castle Cary



Ground Floor
Area: 58.2 m² ... 626 ft²



First Floor
Area: 31.2 m² ... 336 ft²



Second Floor
Area: 23.0 m² ... 247 ft²

Approximate gross internal floor area - 112.4 m² / 1,209 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

CASTLE CARY OFFICE

telephone 01963 350327

Regent House, Fore Street, Castle Cary BA7 7BG

castlecary@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

