



 2  1  1 EPC C

£175,000 Freehold

1 Victoria Court
Station Road
Castle Cary BA7 7NL

**COOPER
AND
TANNER**



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Description

An opportunity to purchase an end of terrace modern house located within easy walking distance of the town centre and its amenities. 1 Victoria Court is an ideal investment or first time property that is being sold with no onward chain and benefits from a recently installed new gas boiler, double glazing, an enclosed garden to the rear, a detached single garage and parking space. The accommodation comprises sitting room with turning staircase rising to the first floor, under stairs storage cupboard, kitchen/diner with a range of fitted wall and base units with French doors leading onto the garden. To the first floor there are two double bedrooms and a shower room. Internal viewing comes highly recommended.

Outside

Steps from the pavement to front door, gravelled to side with path and gate leading to the rear garden. The garden has been landscaped with paved courtyard/seating area; steps lead up to lawn area and detached garage and attached timber shed, parking to the side. Vehicular access is via Victoria Road turning left into Victoria Court - number 1 being at the end of the cul-de-sac.

Location

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 into Lower Woodcock Street; left at the 'T' junction into Station Road, past the turning into Victoria Road. Number 1 Victoria Court will be found a short way along on the right where our 'For Sale' sign will be seen.

AS REF: 27679 MAY 2020

Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: B

Heating: Gas central heating

Services: Drainage, Water, Gas and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M5



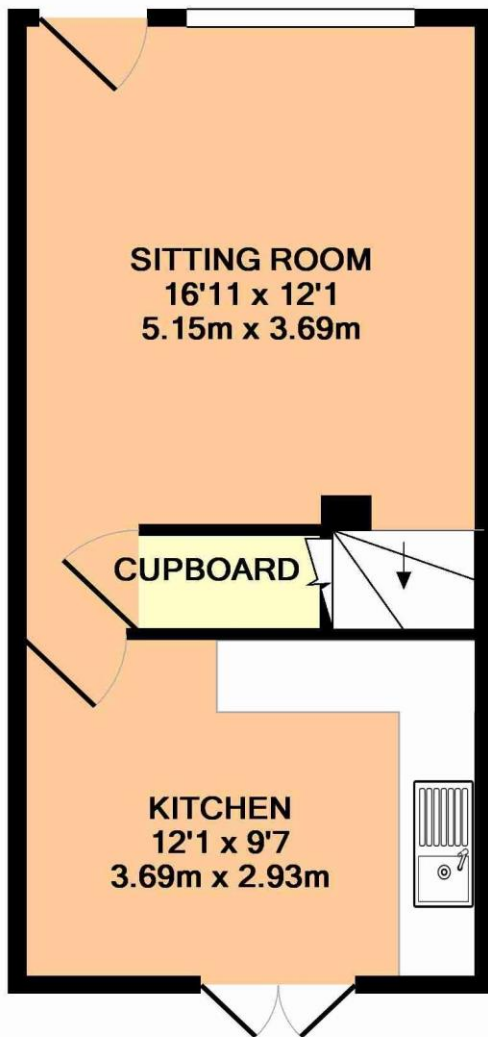
Train Links

- Castle Cary
- Bruton

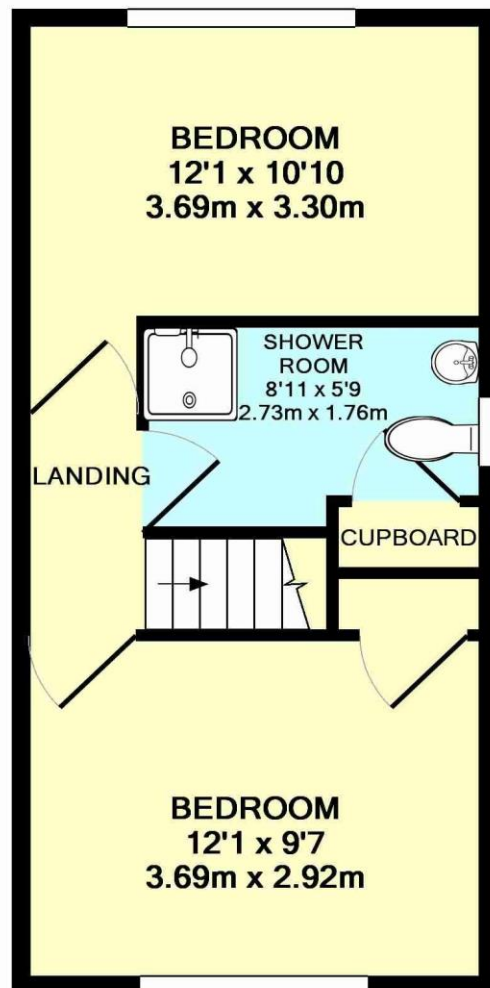


Nearest Schools

- Ansford
- Castle Cary



GROUND FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 321 SQ.FT.
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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

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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.

