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 EPC C

£259,950 Freehold

Tavern Cottage
 Station Road
 Castle Cary BA7 7BX

**COOPER
AND
TANNER**



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Description

A sympathetically updated and renovated double fronted character cottage situated within the heart of Castle Cary. The property has retained its character and charm throughout with period features including flagstone flooring and feature fireplaces along with modern day essentials of gas fired central heating and double glazing. Tavern Cottage is being offered for sale with no onward chain and is ideal for those wishing to be close to the town centre and not having to do anything to the property. The pretty enclosed garden to the rear is south facing and low maintenance. In brief the accommodation comprises dual aspect kitchen/diner with staircase rising to the first floor, a range of fitted base units with wooden worktops over and integrated oven and hob, feature fireplace and personal door to the garden. There is a cloakroom also leading from the kitchen which has plumbing for a washing machine. The cosy sitting room has a feature fireplace and a study area with door into the conservatory which in turn leads to the rear garden. To the first floor there is a good size landing, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

AS REF: 26088 OCTOBER 2019

Outside

The enclosed gardens to the rear are low maintenance and laid to gravel. They enjoy a southerly aspect and are encompassed by fencing.

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 on foot, proceed to the end of Fore Street and turn right into Lower Woodcock Street. Take the next left at the junction into Station Road and continue for a short distance and the property will be found on the left hand side.

Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: TBC – Please advise

Heating: Gas central heating

Services: Drainage, Water, Gas and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M5



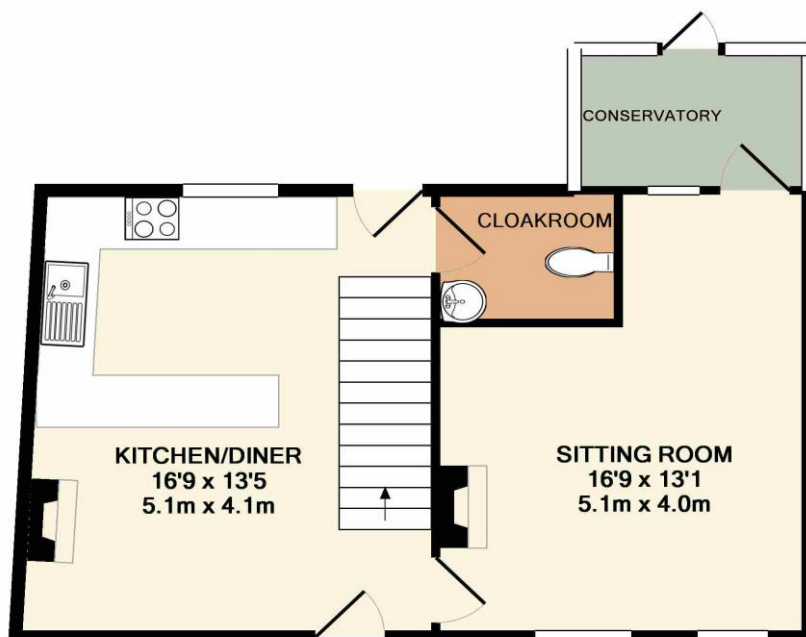
Train Links

- Castle Cary
- Bruton

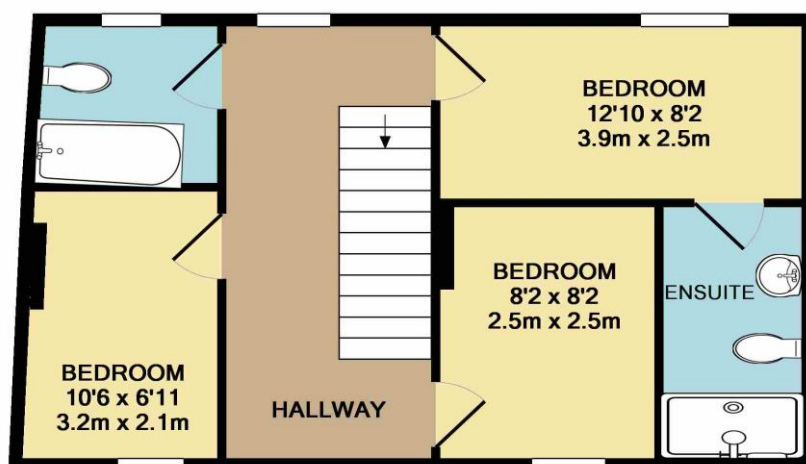


Nearest Schools

- Ansford
- Castle Cary



GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 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

