



 3  2  1 EPC D

£195,000 Freehold

16 West Park
Castle Cary
BA7 7DB

**COOPER
AND
TANNER**



16 West Park Castle Cary BA7 7DB

 3  2  1 EPC D

£195,000 Freehold

Description

Situated towards the outskirts of town is this good size three bedroom end of terrace family home offering further potential for extension (subject to the necessary planning permission being sought). The property offers super views to the front of the property and enjoys good size gardens to the front and rear with off road parking for 2 cars. In brief the accommodation comprises entrance hall, dual aspect sitting room, dining room with views to the front, kitchen with under stairs storage cupboards, rear porch with access to the garden and downstairs shower room. To the first floor there are three bedrooms, all of a good size and enjoying the views to the front and over the garden.

Outside

From the off street parking area to the rear of the garden, steps lead down to the lawned garden and decked seating area. There is a brick build shed for storage, mature shrubs and bushes and path to the rear entrance. There is a shared communal path which runs behind and to the side of the property. The long front garden is laid to lawn with superb views towards Glastonbury Tor and also enjoys fantastic sunsets.

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 along Station Road, passing the former Constitutional Club on the left hand side and take the next turning into Victoria Park. Immediately turn left and bear left into West Park and the property will be found after a short distance on the left hand side.

AS REF: 23094 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



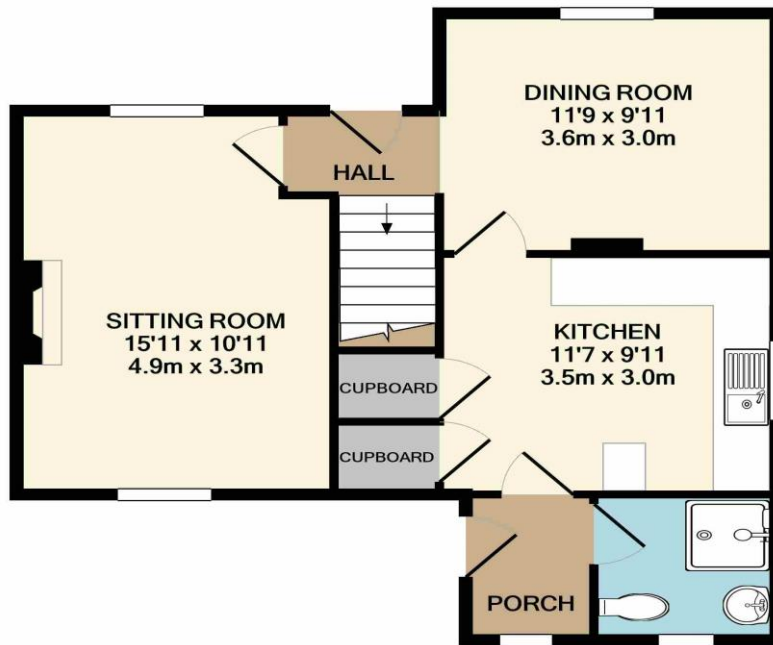
Train Links

- Castle Cary
- Bruton

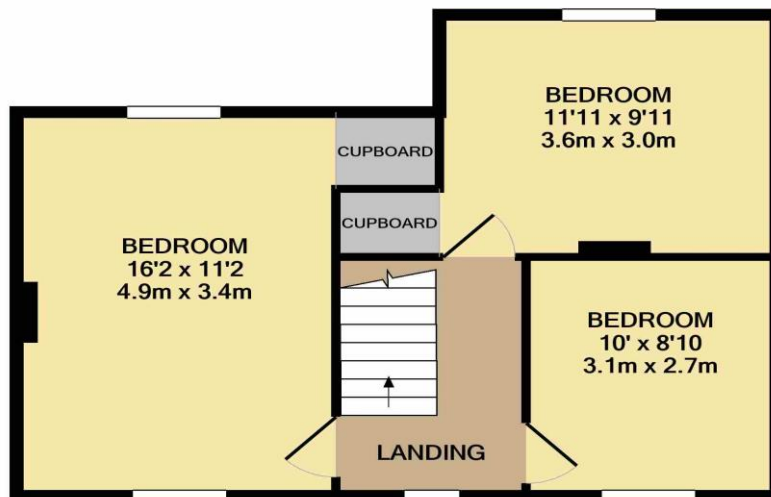


Nearest Schools

- Ansford
- Castle Cary



GROUND FLOOR



1ST FLOOR

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
Made with Metropix ©2020

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.

