



 2  1  1 EPC E

£189,950 Freehold

23 West Park
Castle Cary
BA7 7DB

COOPER
AND
TANNER



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Description

A double fronted mid terrace house with good sized gardens to the front and rear, parking and scope to extend at the back of property subject to planning permission. The accommodation comprises of a well-proportioned sitting room with and attractive open fireplace with a Victorian style surround and exposed floorboards, a kitchen with a range of wall and base units and space for white goods; with the advantage of a separate dining room with a beautiful open fire place taking centre stage. The property also benefits with a utility room and cloakroom. On the first floor are two double bedrooms both fitted with fireplaces and the main bedroom enjoying views. Adjacent to the main bedroom is a fully fitted family bathroom.

Outside

The property offers good sized gardens to the front and rear. The garden to the rear benefits with a patio/ seating area, fully enclosed with a landscaped garden predominately laid to lawn; also leading to the rear of the garden where the off road parking is located. To the front of the property is a paved seating area with steps down onto a lawned garden.

Directions

From our office Castle Cary Office follow the road to the end of Fore Street and fork off right onto Lower Woodcock Road, at the end of Lower Woodcock Road turn left onto Station road, a few yards along the road take the turning off right onto Victoria Park and then immediately take the left turning also onto Victoria Park, then take the first turning on the left onto West Park and the property will be found on the left hand side.

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.

Viewing

Strictly through Cooper & Tanner on 01963 350327.

Our Reference: AS 23856 Feb 2019

Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: B

Heating: Gas fired central heating

Services: Drainage, Water, Gas and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M5



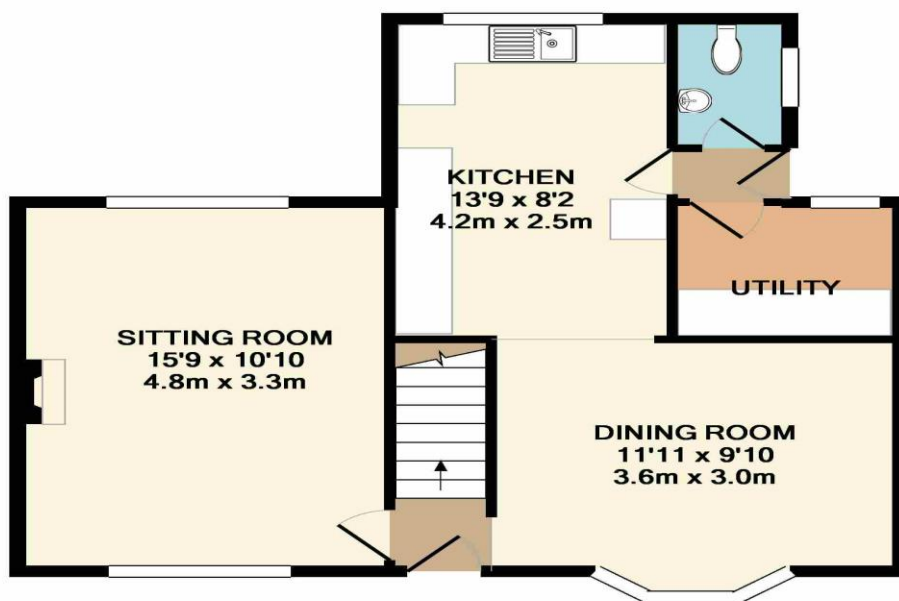
Train Links

- Castle Cary
- Templecombe

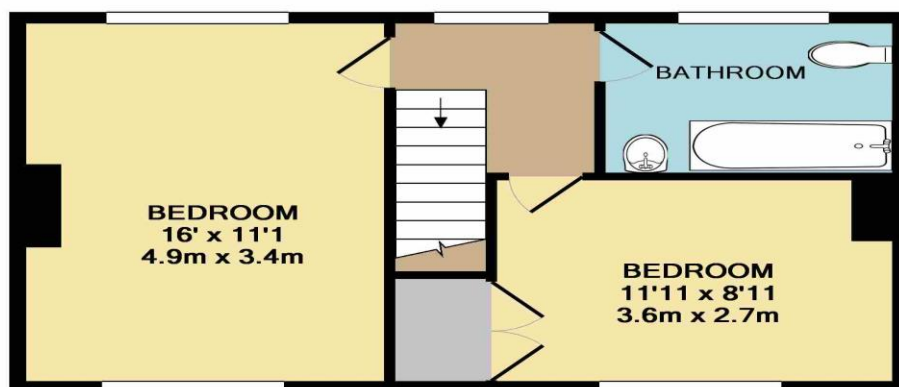


Nearest Schools

- Castle Cary
- Bruton



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
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AND
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