



 2  1  1 EPC D

£175,000 Freehold

21 Station Road
Castle Cary
BA7 7NX

COOPER
AND
TANNER



21 Station Road Castle Cary BA7 7BX

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Description

A charming mid terrace period cottage situated within close proximity of the town centre and being offered for sale with no onward chain. This is a great investment or first time buy property and benefits from gas fired central heating and an enclosed south facing courtyard garden to the rear. In brief the accommodation comprises entrance hall with stairs rising to the first floor, sitting room with feature cast iron fireplace and wooden surround, kitchen/diner running the width of the property with a range of fitted wall and base units, integrated oven, hob and fridge freezer and a door leading out to the garden. To the first floor there are two double bedrooms and a bathroom. Internal viewing comes highly recommended.

Outside

The south facing courtyard garden is located to the rear of the property and offers a paved seating area, raised flowerbeds and is encompassed by walling and 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 10 minute drive away and the towns of Bruton, 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 Paddington and the A303 is a few miles south.

Directions

From our office, proceed to the end of Fore Street, bearing right into Lower Woodcock Street. At the junction turn left into Station Road and the property will be found after a short distance on the left hand side.

AS REF: 25514 August 2019

Local Information Castle Cary

Local Council: South Somerset District Council

Council Tax Band: B

Heating: Gas Central Heating

Services: Drainage, Water and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M5



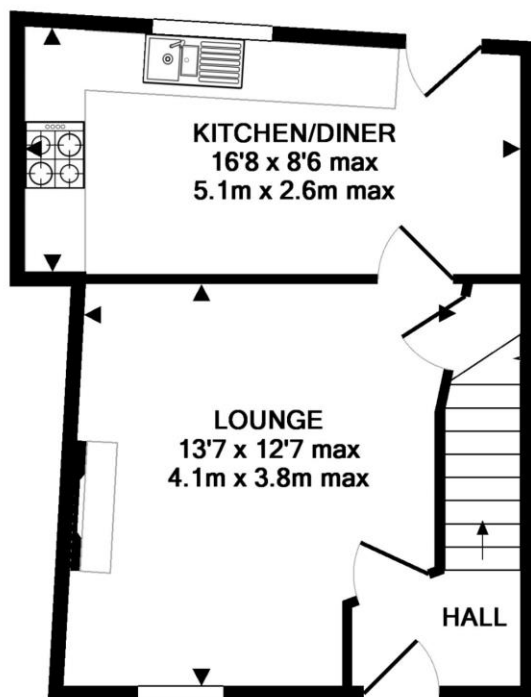
Train Links

- Castle Cary
- Bruton

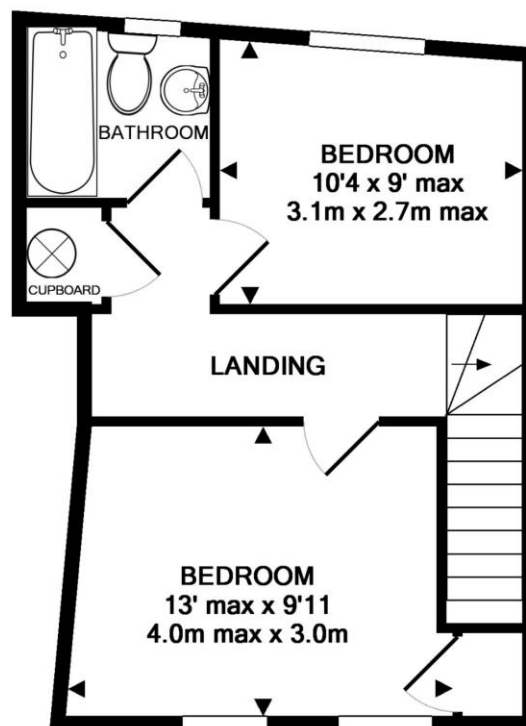


Nearest Schools

- Ansford Academy
- Castle Cary



GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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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**COOPER
AND
TANNER**

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