

LODESTONE



3 West Park, Castle Cary





3 West Park,

BA7 7DB

Guide Price: £260,000

2 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Well presented terraced house
- Spacious living accommodation
- Two double bedrooms
- Newly fitted modern bathroom with underfloor heating
- Conservatory/Sun room
- Front and rear gardens
- Views of Glastonbury Tor
- Off road parking



This well-presented two-bedroom terraced house has been a cherished family home for many years and is now ready for its next chapter. Ideal for first-time buyers looking to step onto the property ladder or down-sizers seeking the convenience of nearby amenities.

Located in a row of terraced houses with stunning views out towards Glastonbury Tor, each house benefits from both front and rear gardens.

The property is within easy reach of Castle Cary High Street and the train station, making it a great spot for access to both.

The front door of 3 West Park can be reached via a shared footpath which runs along the front of all the houses or via a pathway at the rear of the property, which leads down from the garage and parking area to the back door.

The back door opens into a hallway, offering access to the kitchen and a convenient downstairs loo. The kitchen is a good size, featuring a range of cupboards and appliances. Adjacent to the kitchen is a useful utility room, as well as a door leading to the dining room. The dining room offers lovely views over the front garden and the fields beyond.

The cosy sitting room with a gas fireplace looks out to both the front and rear gardens, making it a lovely light-filled space. Doors open into a conservatory/garden room.

Upstairs, the landing leads to two double bedrooms and the family bathroom. The master bedroom is of a generous size, benefiting from dual aspects and plenty of natural light. The bathroom is newly fitted with modern fixtures and includes underfloor heating for added comfort.

Outside, the front garden is well-maintained and offers stunning views toward Glastonbury Tor, making it an excellent spot to watch the sunset. The rear garden features a seating area and a lawn.



The property also comes with a garage and off-road parking for two vehicles.

There is also scope to extend the property, like many of the other houses along the terrace, subject to the necessary planning consents, providing the potential to create a third bedroom or further enhance the living space.

Please note, there is a pedestrian right of way for residents of West Park at both the front and rear of the property.

Situation

Castle Cary is a bustling town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a superb doctors' surgery, pharmacy, vet, post office, fuel station etc. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The neighbouring Newt in Somerset offers beautiful walks and a popular café. Residents of Castle Cary enjoy a reduced locals membership at The Newt.

There are big supermarkets in Wincanton and Shepton Mallet - both short drives away.

Directions Post code: BA7 7DB

Viewing by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: B

Guide Price: £260,000

Tenure: Freehold

PART B

Property Type: Terraced

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Garage and off road parking

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: None

Rights and Easements: Right of way across neighbouring properties

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: n/a

Accessibility/Adaptations: n/a

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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