



£300,000

At a glance...



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**holland
& odam**

12 Mullins Way
Castle Cary
Somerset
BA7 7LU

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Pl, Somerton, Head north-east on Market Pl/B3165 towards Broad St. Continue to follow B3165 and at the roundabout, take the 2nd exit onto Horse Mill Ln/B3153. Turn left onto B3151, then turn right onto B3153. Continue along B3153 for 9.4 miles then turn right onto Station Rd/A371. Continue to follow A371, turn right onto Lower Ansford. Turn left onto Hallett Rd then turn right onto Tuckers Ln, turn left onto Mullins Way, the property will be on your left before the turning into Parsonage Crescent.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Castle Cary is one of Somerset's prettiest market towns, surrounded by unspoilt countryside and known for its honey-coloured stone buildings and traditional character. The town offers a good range of independent shops, cafés and everyday amenities, with The Newt in Somerset nearby providing stunning gardens, walks, restaurants and a hotel & spa.

Well connected, Castle Cary has a mainline railway station with direct services to London Paddington and easy access to the A303. Families benefit from excellent schooling, with Ansford Academy in the town and leading independent schools such as Millfield, Sherborne, Bruton and Wells Cathedral School within easy reach.

Insight

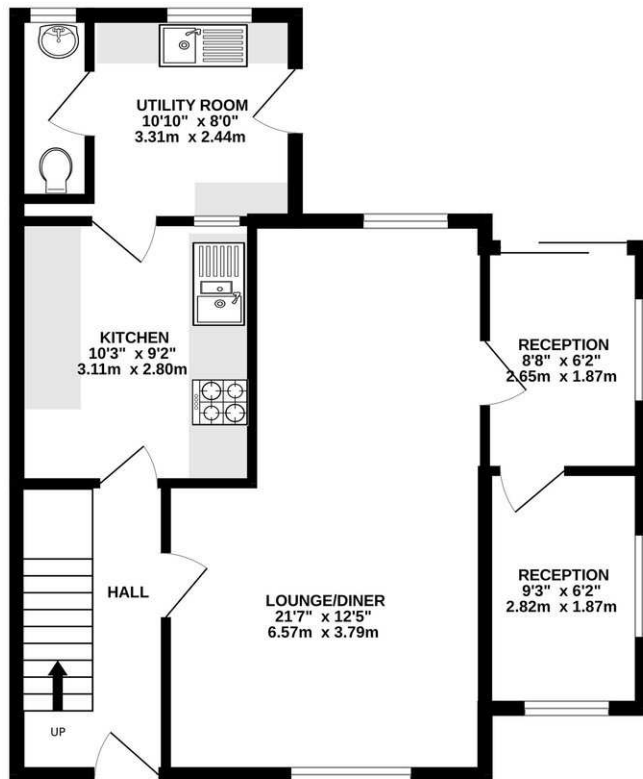
An extended three-bedroom end of terrace home, occupying a desirable corner plot position within a popular residential estate on the fringes of Castle Cary. The property has been thoughtfully adapted to provide versatile living accommodation. The ground floor comprises an entrance hall, a spacious open-plan living and dining room, and two additional reception rooms – one currently used as a hobby room with patio doors opening to the rear garden, and the other as a study, perfect for home working. A fitted kitchen, utility room and downstairs WC complete the ground floor layout. Upstairs, there are two well-proportioned double bedrooms, a single bedroom and a family bathroom.

Externally, the front garden has been gravelled for ease of maintenance with a variety of shrubs and is accessed via a shared gate and pathway leading to the front door and side gate. The rear garden is predominantly laid to lawn with a paved patio area, offering excellent privacy and space for outdoor entertaining. A short walk from the property to the rear is a detached double garage, with up-and-over door providing secure parking or storage.

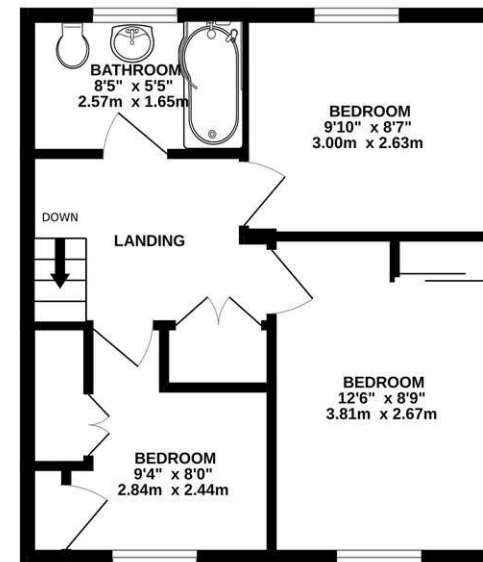
- Extended three-bedroom end of terrace home
- Positioned on a generous corner plot within a popular estate
- Spacious open-plan living/dining room
- Two further reception rooms – ideal for study/ hobbies
- Kitchen with separate utility room and downstairs WC
- Two double bedrooms, single bedroom and family bathroom
- Low-maintenance front garden with side access
- Enclosed rear garden with patio and lawn, plus detached double garage nearby



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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