



**Connells**

Bartlett Square  
Ansford Castle Cary



### Property Description

A FANTASTIC opportunity to purchase 40% of this property. Situated in the popular town of Castle Cary this well presented two bedroom mid-terraced property offers a living room with double doors leading into the fitted kitchen that offers a variety of wall and base units for storage and a cloakroom for convenience. On the first floor, the property benefits from two double bedrooms, both of which with multiple windows to allow for light and airy accommodation and a family bathroom. The property benefits from a private enclosed garden, that offers a stoned area, with gates leading to the remainder of the garden that is laid to lawn, with gated rear access for convenient access, and off road driveway parking for one car. Castle Cary boasts a wonderful array of amenities, such as a selection of food establishments, shops, bakeries along with local transport links, with bus and train routes all accessible through the town. Arrange a viewing before you miss out!

### Shared Ownership Details

SHARE VALUE : 40%

As a shared ownership home, you will need to be eligible for Shared Ownership.

As a reminder, to be eligible for shared ownership you will need to evidence:  
Your household income is £80,000 a year or less (£90,000 a year or less in London)  
You cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- You're a first-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing shared owner, and you want to move
- You own a home and want to move but cannot afford a new home that meets your needs

Please take note of the minimum income, £41,328 which is based on the minimum deposit £6,800 plus £2,500 Legal and moving fees for this property. If you are placing a larger deposit, the minimum income will reduce. Always check with us if you are unsure whether you can afford the property.

If you make a successful offer to the seller after your viewing, they will let us know and we will then be able to refer you for a financial assessment with an Independent Financial Advisor. This is compulsory for all Shared Ownership purchases and does not interfere with any mortgage arrangements you have already made. They will complete an assessment but you are not obliged to use them afterwards to arrange your mortgage, but can if you wish. You will also be required to complete a Stonewater application form. Further information on the financial assessment and application form will be provided.



## Entrance Hall

The entrance hall has a storage space and a coat cupboard. The hall houses a radiator and offers access to the lounge and the WC.

## Lounge

17' 5" x 12' ( 5.31m x 3.66m )

The lounge has a double glazed window to the front of the property. There is a radiator, a telephone point and a TV point. The lounge houses the stairs to the first floor.

## Kitchen

9' 3" x 15' 9" into Cupboard ( 2.82m x 4.80m into Cupboard )

The fitted kitchen with both wall and base units has a double glazed window to the rear of the property. The kitchen has French doors giving access to the rear garden. There is an electric oven and electric hob with a cooker hood. In the kitchen there is space for the washing machine and a fridge freezer. The kitchen houses the radiator and the gas boiler.

## Landing

The landing can be accessed from the lounge and houses the airing cupboard and a radiator. The landing offers loft access. There is a ventilation system in the loft.

## Bedroom 1

9' 4" x 15' 9" ( 2.84m x 4.80m )

The first bedroom has two double glazed windows to the rear of the property which offer beautiful countryside views. The bedroom has built in wardrobes, a TV point and houses a radiator.

## Bedroom 2

8' 5" x 15' 9" ( 2.57m x 4.80m )

The second bedroom has two double glazed windows to the front of the property. The bedroom has a radiator.

## Bathroom

The bathroom has a bath with mixer taps and a shower. There is a WC and a wash hand basin. The bathroom houses a radiator, an extractor fan and a shaver point.

## Garden

The private enclosed rear garden has a stone patio area with a gate to the lawn. The garden has rear access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/GIL305673](https://www.connells.co.uk/Property/GIL305673)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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