







### Property Description

Connells have the pleasure of presenting this magnificently renovated and extended three-bedroom end-terraced property to the market in the wonderful town of Castle Cary, Somerset. Benefiting from off-street parking as well as a single garage, this glorious family home is also being offered with the additional perk of no onward chain. This property comprises three double bedrooms, one of which contains a fantastic dressing space for convenience as well as three well-proportioned reception rooms for all the family to enjoy. This home is also situated close to many of the local amenities that Castle Cary has to offer, summarising this home perfectly. This is not one to miss, CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

### Entrance Porch

The entrance porch has a cupboard housing the consumer unit and a door to the living room.

### Lounge

14' 5" max x 11' 8" max ( 4.39m max x 3.56m max )

The lounge has two double glazed windows to the front of the property. It has an electric wood burner, smoke alarm, understairs storage and a radiator.

### Kitchen

14' 5" max x 8' 3" max ( 4.39m max x 2.51m max )

The kitchen has a double glazed window to the rear of the property. It has both wall and base units, a breakfast bar, extractor hood, boiler, 1 and a quarter bowl sink and drainer as well as the space for a rangemaster oven, washing machine, dishwasher and an American fridge freezer.

### Dining Room

11' 11" x 7' 2" ( 3.63m x 2.18m )

The dining room has a double glazed French door to the rear garden as well as a radiator and an Internet point.

### Study

7' 5" x 7' 6" ( 2.26m x 2.29m )

The study has a skylight and a radiator.



## **First Floor**

### **Landing**

The landing has a smoke alarm and loft hatch.

### **Bedroom 1**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Bedroom 1 has two double glazed windows to the front of the property. It has a double integrated wardrobe, dressing nook and a radiator.

### **Bedroom 2**

8' 5" x 7' 1" ( 2.57m x 2.16m )

Bedroom 2 has two double glazed windows to the rear of the property and a radiator. The dressing room has two double glazed windows to the front of the property. (7'01" x 3'04")

### **Bedroom 3**

8' 3" x 7' 8" ( 2.51m x 2.34m )

Bedroom 3 has two double glazed windows to the rear of the property. It has double integrated wardrobes and a radiator.

### **Bathroom**

The tiled bathroom has a double glazed frosted window to the rear of the property. It has a WC, hand wash basin, a bath with an overhead shower, extractor fan and heated towel rail.

## **Outside**

### **Front Garden**

Irregular Shaped Room x ( x )

The front garden has a fenced gravel area and a path to the front door as well as an external light. The property has a single garage and off-street parking for multiple cars.

### **Rear Garden**

The rear garden has a patio and a small lawn area with an outside dining space. It has a personnel door to the garage, external light, electric points, water butt and an external tap.



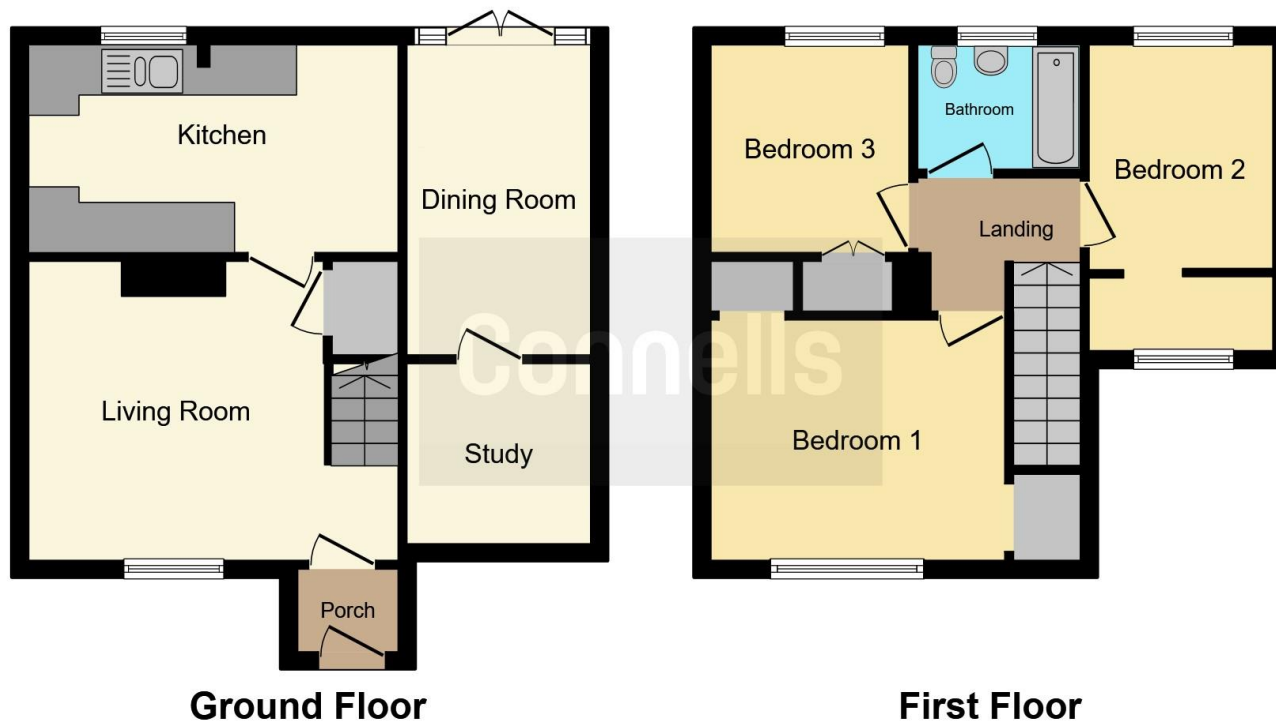












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/GIL306056](http://connells.co.uk/Property/GIL306056)



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