



Connells

Victoria Park  
Castle Cary





### Property Description

Connells have the pleasure to present this truly impressive 3 bedroom end terraced property located in the wonderful and highly sought-after rural town of Castle Cary, Somerset. Situated on a corner, this property enjoys a generously sized plot resulting in a large rear garden boasting a large outside workshop which also has electricity. The private driveway benefits from an electric security gate as well as a space for multiple vehicles. The property itself comprises 3 well-proportioned reception rooms, a separate snug with its own en-suite, a generous kitchen and 3 double bedrooms which amounts to the perfect family home for all to enjoy. Victoria Park is located just a short stroll away from the town centre which contains many fantastic amenities such as schools, public houses, cafes, shops, a mainline train station and a surgery.

A viewing is highly recommended to truly appreciate what this home has to offer. CALL Connells TODAY to book your private viewing.

### Entrance Hall

The entrance hall has a smoke alarm, radiator and thermostat.

### Living Room

11' 9" max x 17' 10" max ( 3.58m max x 5.44m max )

The living room has two double glazed windows to the front of the property and a double glazed sliding door to the conservatory. It has two radiators, a TV point and a log burner with a red brick mantelpiece.

### Kitchen / Dining Room

18' max x 10' 7" max ( 5.49m max x 3.23m max )

The kitchen / dining area has a double glazed window to the conservatory and two double glazed windows to the front of the property. It has both wall and base cabinets, an integrated electric hob, oven and grill, fridge freezer and dishwasher, an extractor fan, two radiators, and a 1 and a quarter bowl sink and drainer. The hall to the conservatory has understairs storage.

### Conservatory

22' 6" x 8' 10" ( 6.86m x 2.69m )

The conservatory has eight double glazed windows to the rear of the property, double glazed French doors to the rear of the property and two radiators.

### Snug / Bedroom 4

18' 1" max x 11' 4" max ( 5.51m max x 3.45m max )

The snug / fourth bedroom has a double glazed window to the side of the property and double glazed doors to the rear garden. It has integrated double storage, two radiators and a lighting system.

### En-Suite

The en-suite has a wash hand basin and vanity unit, shower cubicle, heated towel rail and an extractor fan.

## Utility Room

9' 8" max x 3' 8" max ( 2.95m max x 1.12m max )

The utility room has a radiator, wash hand basin, the fuse box and space for a washing machine.

## Cloakroom

The cloakroom has a WC and a radiator.

## Storage

The storage space has an integral door from the utility room, one window to the rear of the property and a door to the rear garden.

## First Floor

### Landing

The landing has a double glazed window to the rear of the property. It has a loft hatch, smoke alarm, and an integrated wardrobe.

### Bedroom 1

10' 9" max x 10' 7" + wardrobe ( 3.28m max x 3.23m + wardrobe )

Bedroom 1 has two double glazed windows to the front of the property. It has plenty of floor to ceiling storage space, a radiator, extractor fan and a shower cubicle.

### Bedroom 2

11' 11" max x 9' 3" max ( 3.63m max x 2.82m max )

Bedroom 2 has two double glazed windows to the front of the property, a radiator and an airing cupboard.

### Bedroom 3

8' 6" x 9' 1" ( 2.59m x 2.77m )

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

## Bathroom

The part tiled bathroom has two double glazed, frosted windows to the rear of the property. It has a bath with mixer taps, a WC, wash hand basin and a heated towel rail.

## Outside

### Front Garden

The front garden has raised gravel beds, external lights and driveway parking for one car.

### Rear Garden

The tiered rear garden has a patio dining area, patio steps down to lower lawn areas and a gravel space. It has external power points, lights, and 2 external taps, a greenhouse, a shed, brick, shrub and fence borders, a pond, side access to the front of the property and a large workshop. This property also benefits from a large second driveway with electric security gates.

## Garage / Workshop

This large workshop benefits from electric points throughout, a window to the side allowing for natural light and a separate store underneath the workshop providing extra storage space.















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)

To view this property please contact Connells on

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

4 Clive House High Street  
 GILLINGHAM SP8 4QT

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL306361](http://connells.co.uk/Property/GIL306361)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GIL306361 - 0005