



**Canterbury Bells, Ansford Hill, Castle Cary, BA7 7JL**



**welcome to**

**Canterbury Bells, Ansford Hill, Castle Cary**

A three bedroom detached chalet bungalow, situated in the desirable town of Castle Cary and close to many local amenities. The accommodation is presented in excellent decorative order and boasts a wealth of space, versatility and natural light throughout.



## Entrance

Double glazed door to the front, opening into:

## Entrance Hall

Double glazed window to the front. Stairs rising to the first floor. Radiator.

## Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Radiator.

## Dining Room

9' 9" x 8' 7" ( 2.97m x 2.62m )

Double glazed windows to the front and side. Space for dining table and chairs. Radiator.

## Sitting Room

21' 11" x 12' ( 6.68m x 3.66m )

A lovely light room with double glazed windows to the front and rear. Feature fireplace with stone surround. Wall lights. Inset spotlights to the ceiling. Two radiators. Double glazed French doors to the side opening into the conservatory.

## Conservatory

10' 2" x 7' 3" ( 3.10m x 2.21m )

Double glazed windows to the front, rear and side. A perfect room to sit and enjoy the garden views. Tiled floor. Double glazed French doors to the side, opening into the garden.

## Fitted Kitchen/ Breakfast Room

18' 4" x 14' 8" ( 5.59m x 4.47m )

Double glazed windows to the rear and side. A range of fitted wall, base and drawer unit with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Integrated hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Space for dining table and chairs. Two radiators. Double glazed door to the side, opening onto the driveway. Door opening into:

## Inner Hall

Double glazed door to the side opening to the rear garden. Further doors opening into:

## Bedroom Three

9' 3" x 9' 1" ( 2.82m x 2.77m )

Double glazed window to the side, overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

## Shower Room

Double glazed window to the front. Suite comprising enclosed walk in shower cubicle. Wash hand basin inset to vanity unit. WC. Towel radiator.

## First Floor Landing

Airing cupboard.

## Bedroom One

12' 4" x 12' ( 3.76m x 3.66m )

Double glazed window to the side. A range of built in wardrobes. Space for free standing furniture. Radiator.

## Bedroom Two

12' 2" x 11' 9" ( 3.71m x 3.58m )

Double glazed window to the side. A range of built in wardrobes. Space for free standing furniture. Radiator.

## Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin inset to vanity unit. WC. Towel radiator.

## Garage

13' 8" x 9' 5" ( 4.17m x 2.87m )

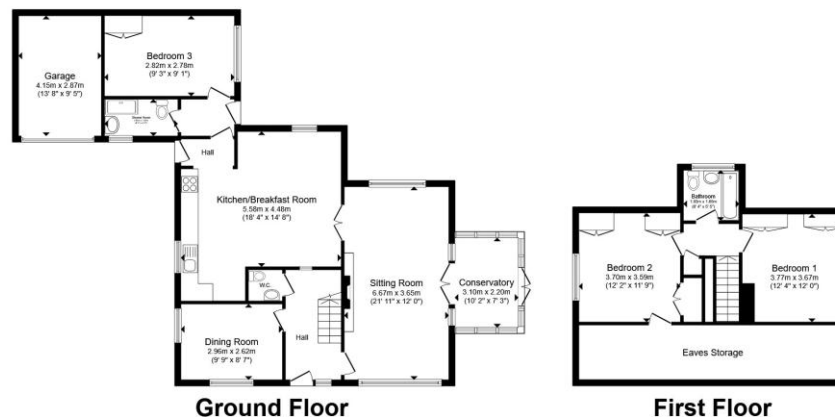
Up and over door to the front. Power and light.

## Front Garden

Access via a shingle driveway, leading to the garage and providing ample off road parking.

## Outside

Access via a shingle driveway, leading to the garage and providing ample off road parking to the front of the house. Gated access leading into the beautifully landscaped southerly garden, laid part to lawn and part shingle with block paved paths leading to the greenhouse and a further seating area to enjoy the summer sunshine.



Total floor area 148.9 m<sup>2</sup> (1,603 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

fox & sons



**view this property online** [fox-and-sons.co.uk/Property/YEO108799](http://fox-and-sons.co.uk/Property/YEO108799)



welcome to

## Canterbury Bells, Ansford Hill, Castle Cary

- Detached Chalet Bungalow
- Three Double Bedrooms
- Spacious & Versatile Accommodation
- Two Bathrooms
- Garage & Ample Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/YEO108799](https://fox-and-sons.co.uk/Property/YEO108799)



Property Ref:  
YEO108799 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01935 412100**



[Yeovil@fox-and-sons.co.uk](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**