



Offers In The Region Of £300,000

3 Bedroom Semi-Detached House for sale
Roseton Torbay Road, Castle Cary





Overview

If you are looking for a home that offers more space and versatility than the standard semi-detached, this three-bedroom property is a fantastic find. Located in a highly sought-after area, this home strikes the perfect balance between a peaceful residential retreat and the convenience of being just a short stroll from the vibrant town centre.



Key Features

- Chain free
- Garage and driveway parking for three cars
- Secure method of sale, subject to reserve price. T&C's apply
- Downstairs WC
- Perfect for Investors, First Time Buyers and Home Movers Alike
- Sought-after rural location, close to amenities







The Heart of the Home

The ground floor is designed with family life in mind. The dual-aspect sitting room is bathed in natural light and flows directly into a large conservatory; a perfect playroom for children or a quiet sunroom for parents to unwind.

The open-plan kitchen and dining area acts as the true social hub. It's a seamless space for everything from busy school-morning breakfasts to hosting Sunday lunches. The layout is rounded out by a practical entrance hall and a necessary ground-floor cloakroom for guests.

Space to Grow

Upstairs, the landing leads to three well-proportioned bedrooms:

Primary Bedroom: A generous double with a bright, front-facing outlook.

Second Bedroom: A quiet double overlooking the rear garden, perfect for older children or guests.

Third Bedroom: A versatile single room, ideal for a nursery, a child's bedroom, or a dedicated home office.

Family Bathroom: Modern and well-appointed to handle the morning rush with ease.

The Great Outdoors

Outside, the property continues to deliver on practicality. There is off-road parking for three vehicles, a single garage, and a covered walkway that provides a dry path from the car to the door; a lifesaver on rainy Somerset days.

The rear garden features a dedicated dining area, perfect for summer BBQs and outdoor play. With the added benefit of the large conservatory, you can enjoy the garden views and a sense of space no matter the season.

This is a home designed around real life. Light-filled, well-balanced, and ready to welcome its next chapter. Ewe really don't want to miss this one.



Location

Nestled in the heart of South Somerset, Castle Cary is a town that truly glows. Famous for its iconic honey-hued Hamstone architecture, it strikes the perfect balance between historic charm and modern living. Life moves at a gentler pace here; you can explore independent boutiques and artisanal cafes or browse the weekly local market.

With rolling countryside on your doorstep and a direct rail link to London Paddington, it offers the best of both worlds, rural tranquility without feeling isolated from the rest of the world.

Investor Potential

For investors, this property is a bit of a black sheep – in all the right ways. Comparable three-bedroom homes in the area are achieving rental figures in the region of £1,250 to £1,450 per calendar month. With strong tenant demand and practical accommodation, this could make a solid addition to a buy-to-let portfolio, and you'll have a property that tenants are more than happy to flock to.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack, which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

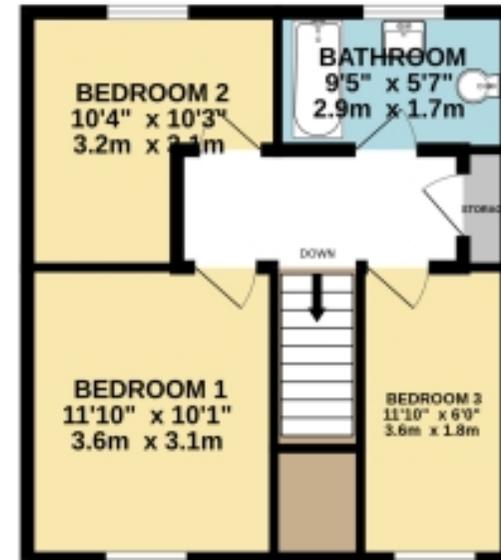
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Floorplans

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



SEMI-DETACHED

TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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Energy performance certificate (EPC)

Roseton Torbay Road Castle Cary BA7 7DW	Energy rating D	Valid until: 16 February 2036 <hr/> Certificate number: 1536-0122-0100-0623-1292
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Property type	Semi-detached house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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