

# LODESTONE



*3 Hallett Road, Castle Cary*





3 Hallett Road,

BA7 7LG

Guide Price: £415,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

### PROPERTY FEATURES

- Well-presented four-bedroom semi-detached family home
- Quiet residential location within the market town of Castle Cary
- Spacious accommodation enhanced by a two-storey extension added by the current owners
- Large sitting room with adjoining dining area
- Separate study providing an excellent home office, playroom or additional reception room
- Solar panels installed helping to improve the property's energy efficiency





Situated on a quiet residential street in the sought after market town of Castle Cary, this well presented semi detached family home offers generous and versatile accommodation, the property occupies a good sized plot with a front and rear garden, driveway and a garage.

The current owners have enjoyed living at the property for over 20 years and during their ownership added the two-storey extension, creating the spacious family accommodation seen today. The property also benefits from solar panels installed on the roof.

The location is ideal for families, with easy access to Ansford Academy, Castle Cary Primary School and the town centre with its excellent range of independent shops, cafés and amenities. The property is also within easy walking distance of Castle Cary railway station, providing convenient rail links to London, the South West and beyond.

The accommodation extends to approximately 1,201 sq ft and is arranged over two floors.

On the ground floor, a welcoming entrance hall leads to a spacious sitting room with adjoining dining area, creating an excellent space for family living and entertaining. The kitchen is well-appointed and benefits from access to a useful utility area, while a separate study provides an ideal home office, playroom or additional reception room. A cloakroom completes the ground floor accommodation.

Upstairs, the property offers four bedrooms, including a master bedroom with an en-suite, and a main family shower room serving the remaining bedrooms.







**Outside** the property enjoys a front garden and a driveway providing parking for two cars, together with access to the garage.

The rear garden enjoys a desirable south westerly aspect, making the most of the afternoon and evening sunshine and is an ideal spot for relaxing, entertaining and gardening, while also offering lovely sunset views throughout the year.

This is an excellent opportunity to acquire a much-loved family home in a desirable residential setting close to schools, amenities and transport links.

#### **Situation**

Castle Cary is a bustling market town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a butcher, a wine shop and a contemporary art gallery. Market day falls on a Tuesday where fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House.

The Newt in Somerset is nearby and residents of Castle Cary enjoy a 'local' membership.

This property is less than a 10-minute walk from Castle Cary railway station, a well-connected rural station offering direct routes to London Paddington railway station in around 1 hour 30 minutes, as well as connections to the South Coast, Taunton, Bristol, and Bath.

Large supermarkets are located in the towns of Wincanton and Shepton Mallet which are both a short drive away and the fashionable town of Bruton is also very close by.



### **Schools**

Castle Cary has a Pre School, Primary School and Secondary School.

### **Agent's Note**

The property benefits from a 5kW solar panel system, generating renewable energy with payments received for any surplus electricity exported to the grid. A solar diverter is also installed, automatically directing excess generated power to the immersion heater to provide hot water and help reduce gas consumption. In addition, the property is fitted with a Hive smart thermostat featuring weather compensation technology, which adjusts the heating system according to external weather conditions to improve efficiency and comfort.

**Viewing by appointment only.**

## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** C

**Guide Price:** £415,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi-Detached

**Property Construction:** Non-Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains and solar panels

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off road and garage

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** None

**Rights and Easements:** None

**Flood Risk:** Very Low for both Surface and Rivers

**Coastal Erosion Risk:** N/A

**Planning Permission:** None

**Accessibility/Adaptations:** None

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

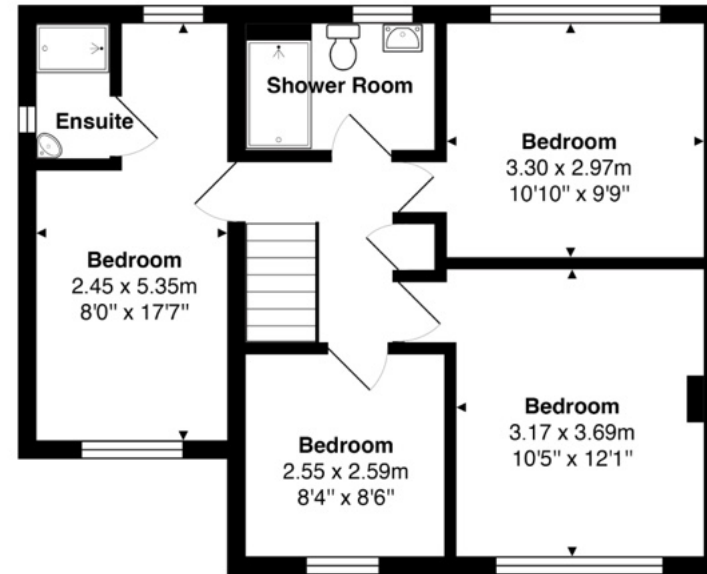
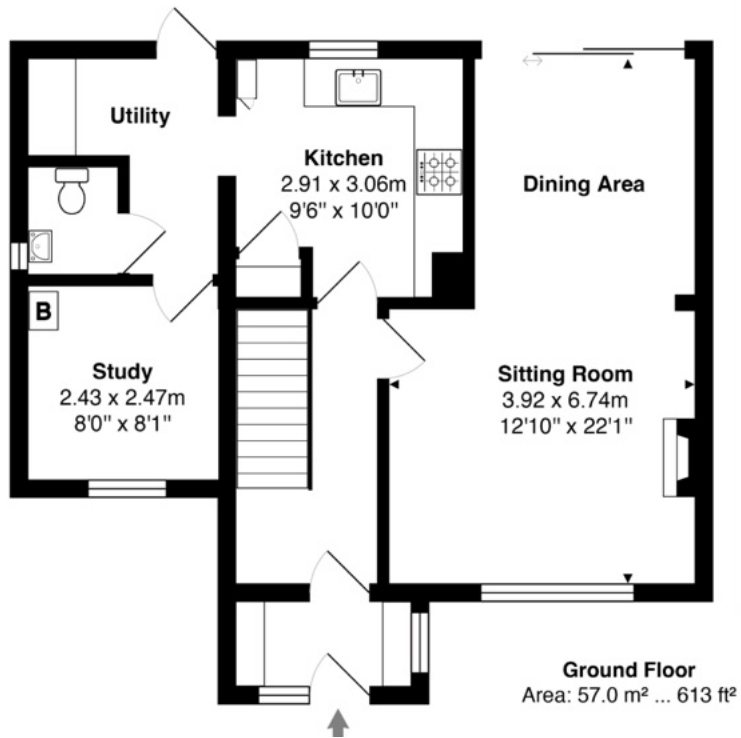
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 111.6 m<sup>2</sup> / 1,201 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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