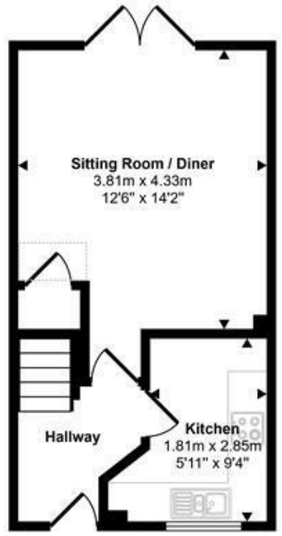
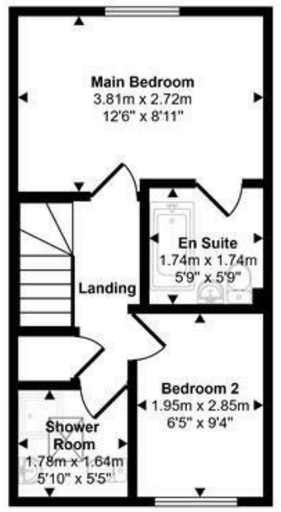
Approx Gross Internal Area
57 sq m / 611 sq ft




Ground Floor
Approx 28 sq m / 303 sq ft



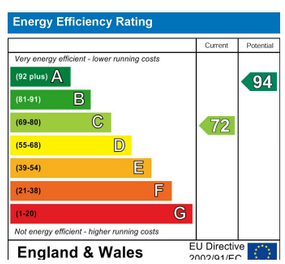

First Floor
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


**Restways**
**High Street**
**Gillingham**
**Dorset**
**SP8 4AA**

**t. 01747 824 547**
**gillingham@mortonnew.co.uk**
**www.mortonnew.co.uk**


# Morton • New

selling and letting properties



Coxs Close
North Cadbury

Guide Price
£240,000

A well presented two bedroom mid terrace house situated in the incredibly popular and sought after village of North Cadbury, within walking distance of local village amenities and some wonderful surrounding countryside.

Having been well maintained and decorated throughout the current six year ownership, the property is presented in excellent order and is ready to move straight into. Arranged over two floors, the ground floor offers a hallway, a generous sitting room/diner with double doors leading out to the rear garden and a modern kitchen. On the first floor the main bedroom benefits from its own en-suite bath room, while bedroom two is served by a further shower room, making this a particularly practical and well considered home. An early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

Outside, the rear garden is enclosed and enjoys a good degree of privacy, with a timber garden shed, a rear gate and two parking spaces can be found directly opposite the front making this an ideal and convenient home for everyday living.













## The Property

### Inside

Ground Floor
The front door opens into the hallway with stairs rising to the first floor. The sitting room/diner is a generous and inviting space, with double doors opening directly out to the rear garden, making it a lovely room for both relaxing and entertaining. The kitchen is modern in style, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces, a built-in oven and hob and space for further white goods. A window to the front of the property ensures the room is bright throughout the day.

First Floor
The landing gives access to both bedrooms and the shower room. The main bedroom is a good sized double benefitting from its own en-suite bath room. Bedroom two is a well proportioned room, served by the shower room on this floor.

### Outside

Garden
Fully enclosed by fencing, the rear garden enjoys a good degree of privacy and has been laid for ease of maintenance, with decking and gravel. A timber garden shed sits within the plot and a rear gate opens through to the parking area beyond.

Parking
Two off road parking spaces are available opposite the property.

### Useful Information

Energy Efficiency Rating C
Council Tax Band C
Electric Heating
Mains Drainage
upvc Double Glazing
Freehold
Vendors will need to find onward purchase.

### Location and Directions

North Cadbury is a charming Somerset village set in attractive rolling countryside, offering a parish church, village hall, and a welcoming local community. Surrounded by scenic rural walks and farmland, it provides a peaceful setting while everyday amenities are available in nearby villages. A wider range of facilities can be found in the nearby towns of Wincanton, Castle Cary, and Yeovil, with Castle Cary also providing a mainline railway station with direct services to London Paddington.

Postcode BA22 7DY

What3words ///chuck.typist.twinge

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.