

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



4 PARSONAGE CRESCENT, CASTLE CARY, BA7 7LT



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An extremely conveniently located two bedroom bungalow situated in this popular residential area, just a few minutes walk from the High Street.

The property enjoys light and airy accommodation including an entrance hall, sitting room, kitchen, conservatory, two bedrooms and a bathroom.

Outside there is driveway parking, a garage and a well maintained front and rear lawned gardens.

Offers are invited in the region of £280,000.

About the area

Castle Cary is described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, set in beautiful unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance.

“The Newt in Somerset” just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate, there are a Hotel & Spa, Farm shop, restaurants and house & garden shop.





Continued,

Within a short walk from the property, on the outskirts of Castle Cary is the railway station with its direct line to Paddington and the A303 Road link is a few miles south. There are excellent state schools in the area - Ansford Academy boasts excellent exam grades and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove and Port Regis.

Accommodation

The property is entered through a side door which leads into an inner hall. All of the main rooms lead from here and directly ahead there is the sitting room. This is a large room with a front facing window and a fireplace with inset coal-effect stove. The kitchen has more recently been updated with granite effect worktops, a stainless steel sink, plus room for a fridge freezer, washing machine and freestanding oven.

At the back of the house there is a conservatory which takes in the garden aspect and has French doors leading out.

There are two bedrooms in the property, both of which are double rooms and the master room has built in wardrobes. Both of the bedrooms enjoy use of the family bathroom which has a bath, basin, and w/c.





Outside

To the front of the house there is a neatly maintained front lawn and to the rear there is a larger garden which has a lawn, surrounding gravel borders and a patio just outside the conservatory.

At the far end of the garden there is a driveway which provides parking in front of the detached garage.

Services

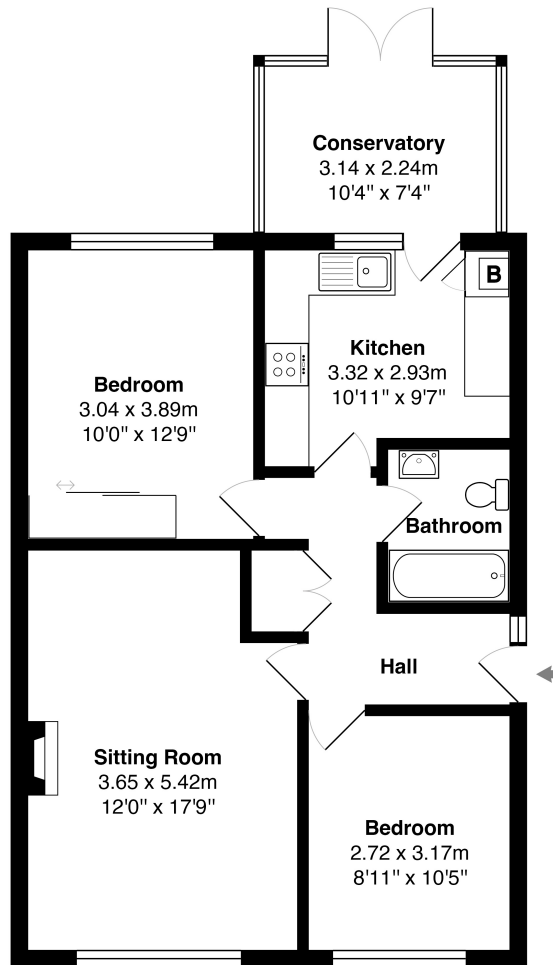
Mains gas, water, drainage and electricity.

Tenure: Freehold.

Energy Performance Rating: D

Council Tax Band: C

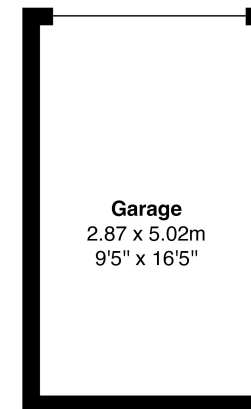




4 Parsonage Crescent, Castle Cary



Approximate gross internal floor area of main building - 69.9 m² / 752 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

