# Fore Street, Castle Cary, Somerset, BA7 7FB

**Offers in excess of £180,000**

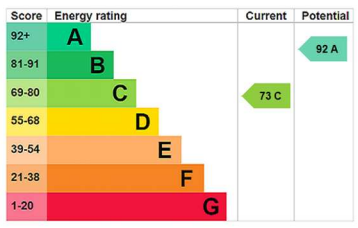
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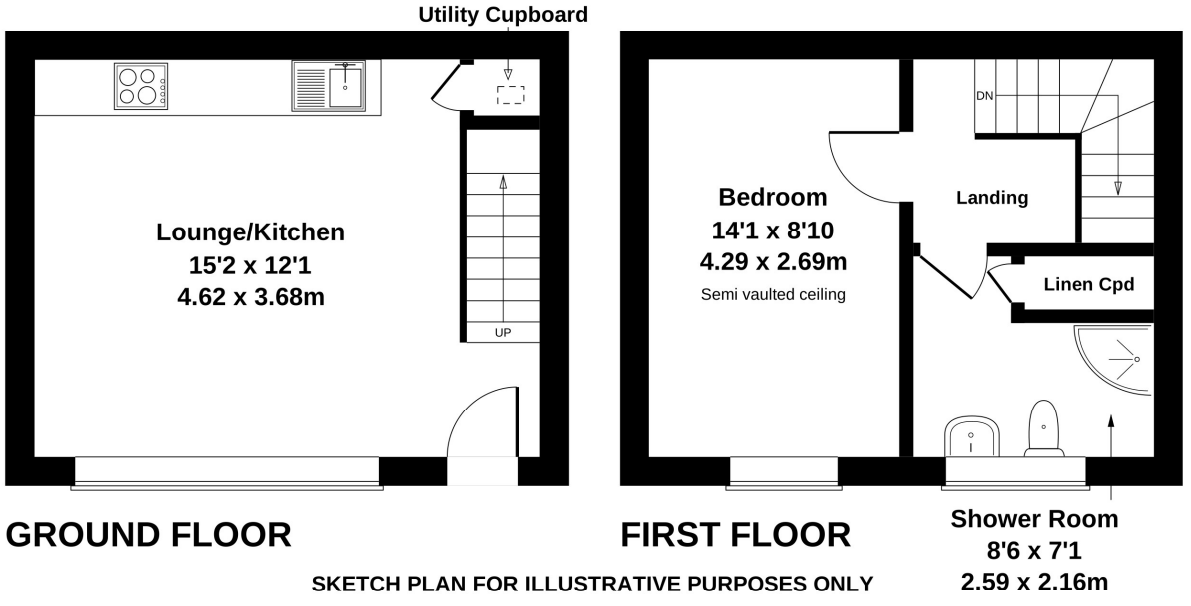
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## Whites Yard, BA7 7FB

**Approximate Total Floor Area**
**409 sq ft / 38 sq m**




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Directions: On entering Castle Cary via North Street proceed down the High Street into Market Place, immediately to the right hand side (as you are facing from the road) of The George Hotel is a small pedestrian access via Paddock Drain and to the right there is access into Whites Yard and number 5 will be found into the courtyard on the left hand side.

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**Disclaimer**
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*** A characterful, double bedroom two-storey new style house * Open plan living room/kitchen with fitted units and an integrated oven, hob and fridge * Understairs utility cupboard with space and plumbing for a washing machine * Private gated development in the centre of Castle Cary * No onward chain**

- **LIVING ROOM/KITCHEN**
- **FIRST FLOOR LANDING**
- **DOUBLE BEDROOM**
- **SHOWER ROOM**

**Situation**: The property is situated within the centre of this picturesque market town, nestled in the rolling countryside of south Somerset. Castle Cary is renowned for its historic architecture, independent shops and community atmosphere. The town offers excellent transport links including a main line railway station connecting to London and the Southwest. The A303/M3 road link lies approximately 4 miles and the Georgian city of Bath approximately 20 miles.

**Description**: Providing a perfect 'lock up and leave', this double-bedroom mews style property situated in the heart of Castle Cary and has gas fired central heating to radiators and a fitted kitchen with an integrated oven, hob and a fridge. A cupboard under the stairs has space and plumbing for a washer dryer and to the first floor is a double bedroom with a semi-vaulted ceiling with a maximum height of 12' adjacent to which is a shower room and linen cupboard. The property is situated around a central courtyard with steps at the far end leading up to communal gardens which are partly enclosed by walls and arranged with lawn, shrubs and space for hanging washing, together with a secluded spot to sit and relax.

**Accommodation**: All dimensions being approximate.

**Lounge/Kitchen**: With large windows and a glazed door to the front. There is a range of fitted kitchen units with contrasting work surfaces comprising a stainless steel one and a half bowl single drainer sink with monobloc mixer tap, adjacent cupboards incorporating a stainless steel finish electric oven and a four ring gas hob, integrated fridge, wall cupboard units incorporating a stainless steel finish extractor hood, window to the rear and cupboard housing a Worcester Bosch gas fired combination boiler supplying domestic hot water and central heating to radiators. Radiator and a stripped wood floor. Staircase rising to the first floor, understairs recess and utility cupboard with space and plumbing for a washing machine.

**First Floor**:

**Landing**: With doors to:

**Bedroom**: With a semi-vaulted ceiling with a maximum height of 12', radiator and window to the front.

**Shower Room**: With a white suite comprising a shower enclosure, wash basin, low level WC, chrome finish vertical towel rail/radiator, deep linen cupboard and an obscure glazed window to the front.

**Outside**: The property is entered by wrought iron gates into a pretty red brick herring bone courtyard. Steps at the far end of the courtyard lead up to the communal gardens which are partly enclosed by red brick walls arranged as lawn with mature shrubs, space for hanging out washing and a secluded spot to sit.

**Parking**: There is no dedicated parking for the property but there are free public car parks within a very close proximity.

**Service Charge**: The gardens are maintained within the service charge of approximately £300 per annum.

