

£248,500

At a glance...

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holland & odam

3 Clanville Cottages
Clanville
Castle Cary
Somerset
BA7 7PG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Pl, Somerton, Head north-east on Market Pl/B3165 towards Broad St. Continue to follow B3165 and at the roundabout, take the 2nd exit onto Horse Mill Ln/B3153. Turn left onto B3151, then turn right onto B3153. Continue through Keinton Mandeville, straight on at the traffic lights and continue through Lovington and Alford. The cottage can be found shortly on your right hand side, indicated by our board.

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agents Note

The additional land is on a separate title to the house.







Location

Castle Cary is one of Somerset's prettiest market towns, surrounded by unspoilt countryside and known for its honey-coloured stone buildings and traditional character. The town offers a good range of independent shops, cafés and everyday amenities, with The Newt in Somerset nearby providing stunning gardens, walks, restaurants and a hotel & spa.

Well connected, Castle Cary has a mainline railway station with direct services to London Paddington and easy access to the A303. Families benefit from excellent schooling, with Ansford Academy in the town and leading independent schools such as Millfield, Sherborne, Bruton and Wells Cathedral School within easy reach.

Insight

Situated close to Castle Cary railway station and within reach of the town itself, this charming terraced cottage offers characterful accommodation arranged over two floors. Features include an exposed oak floor, fireplace with Villager multi fuel stove, an updated kitchen and two bedrooms. Outside, the property has a rear courtyard, garden and brick outbuilding, while gas central heating and double glazed windows provide further practical benefits. The cottage is offered for sale with no onward chain.

- Charming terraced cottage situated close to Castle Cary railway station and within reach of the town's shops and amenities, offered for sale with no onward chain.
- Entrance hall opening into a characterful sitting room featuring an exposed oak floor, front facing window and fireplace housing a Villager multi fuel stove.
- Updated kitchen fitted with a range of wall, base and drawer units, integrated electric oven and ceramic hob, together with space for a washing machine, upright fridge freezer and small dining table.
- First floor landing providing access to two bedrooms, with bedroom one enjoying views across the road towards the field beyond and benefiting from a fitted wardrobe with clothes hanging rail.
- Family bathroom fitted with a large shower enclosure, electric shower with an additional handheld attachment, wash hand basin and WC.
- Part glazed stable door opening from the kitchen onto a small rear courtyard, with a shared pathway serving the adjoining cottages providing access to the garden and a useful, although dilapidated, brick outbuilding.
- A pathway continues to a further area of garden situated separately from the cottage, as indicated on the agent's plan.
- Unallocated recessed parking is available to the front. Gas central heating and double glazed windows.

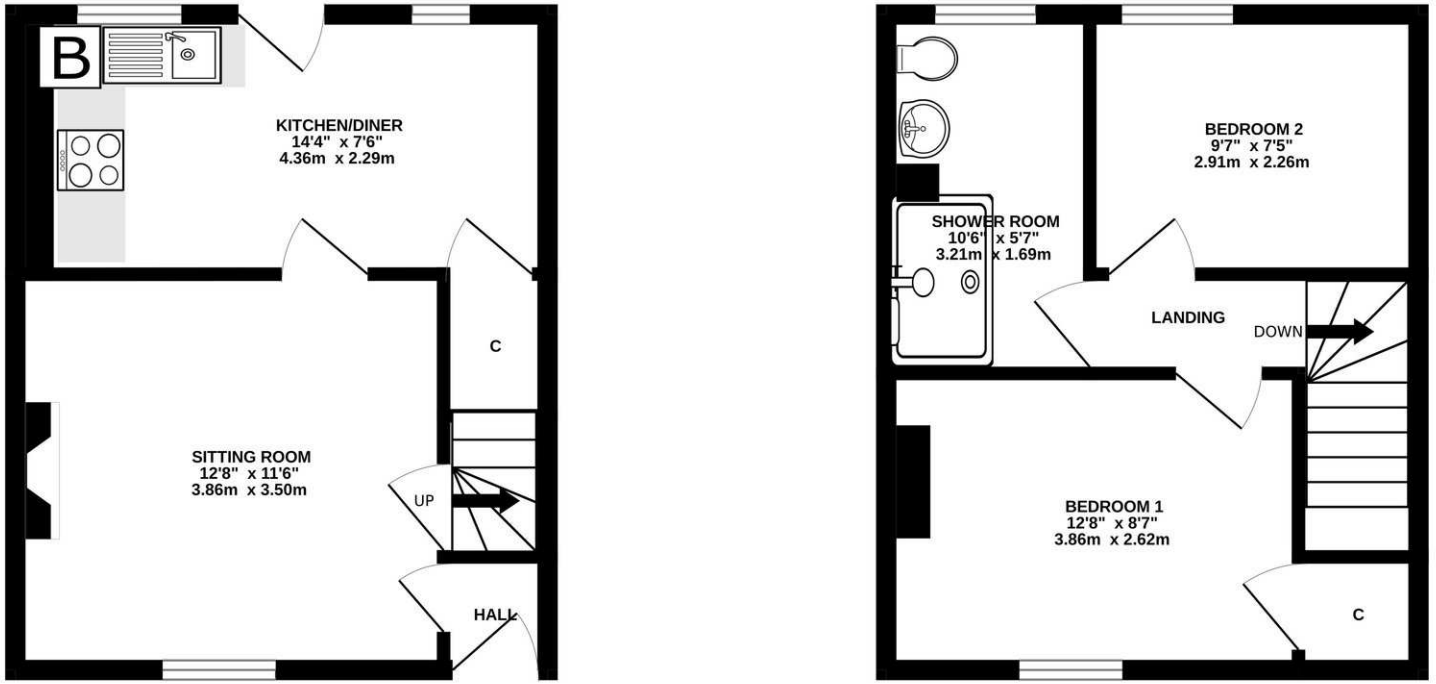






GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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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