

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FALLOW END, TUCKERS LANE, CASTLE CARY BA7 7LF



A well located and flexible 2 - 3 bedroom bungalow in a quiet location in the popular town of Castle Cary.

The accommodation includes an entrance hall, sitting room, kitchen dining room, two double bedrooms, a box room/study and a bathroom.

There are good sized private gardens to the front and rear, as well as ample driveway parking and a garage.

Offers are invited in the region of £350,000.

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.

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

Whilst the main entrance is through the front door which leads into the entrance hall, the back door which leads directly into the kitchen dining room is most commonly used for convenience with it being closest to the parking area. The kitchen has a range of fitted units with a gas range cooker and plenty of space underneath the worktops for a fridge, freezer and washing machine. There is a lovely dining area just off the kitchen which enjoys a dual aspect with a view of the front garden.

There is a spacious and light sitting room which has french doors leading out to the garden and a gas fire in the heart of the room.

There are two double bedrooms and a smaller box room which could equally be used as a study. All three bedrooms use the family bathroom which has a bath with overhead electric shower, a basin and w.c.

Outside

The driveway leads up from St. Andrews Close which is a no through lane with very little passing traffic. On the drive there is easily enough room to park several vehicles and there is a detached single garage for extra parking, storage or workshop use too.

The gardens at the front and rear enjoy excellent privacy and are predominantly laid to lawn with surrounding hedgerows, fencing and shrubbery.





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Services

Mains gas, water, drainage and electricity.

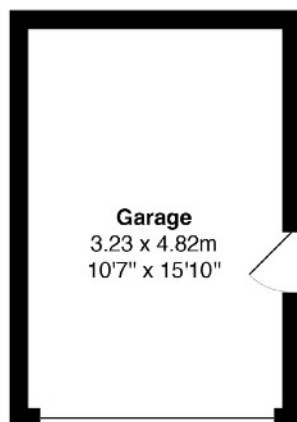
Tenure: Freehold

Energy Performance Rating: D

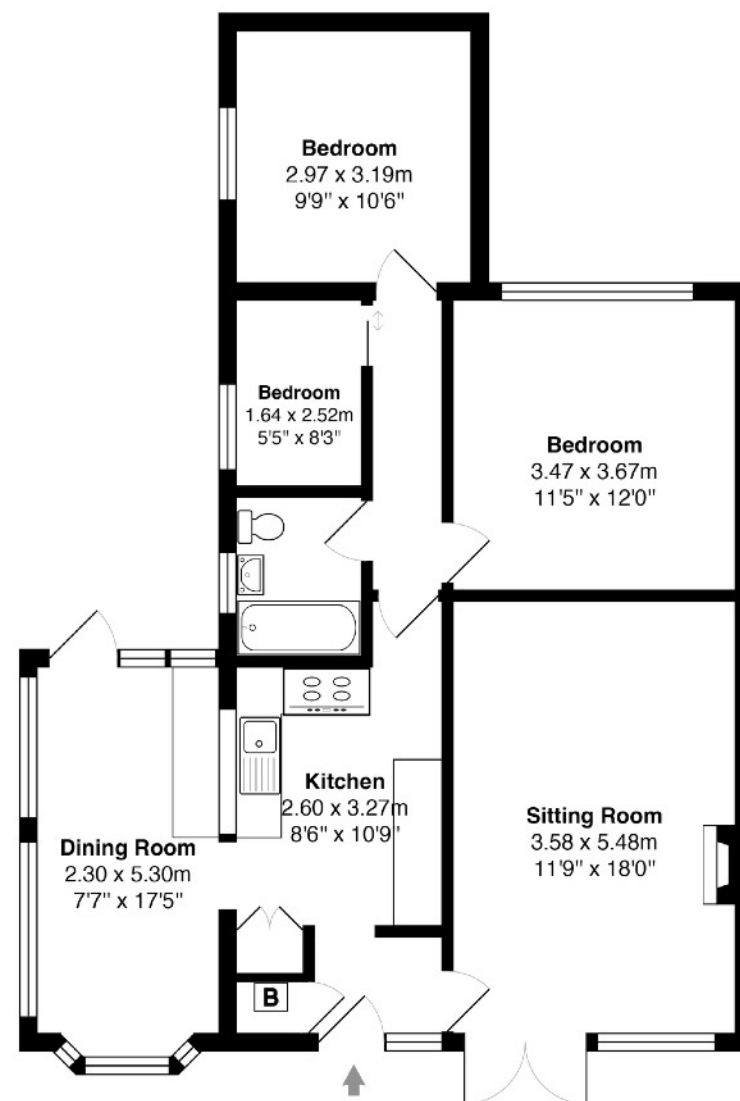
Council Tax Band: C



Fallow End, Castle Cary



Approximate gross internal floor area of main building - 81.4 m² / 876 ft²



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