

COOPER & TANNER

THE ART OF AGENCY



22 Fourways Close, Castle Cary BA7 7JT

A spacious 3 bedroom home situated within walking distance of the town centre. Enclosed gardens, garage and parking.

Guide Price £175,000

To Contact
COOPER & TANNER
Castle Cary Office

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www.cooperandtanner.co.uk

- Deceptive family home
- Walking distance of town centre
- Garage and parking
- Enclosed gardens
- 2 reception rooms
- kitchen and large utility
- 3 bedrooms
- Bathroom and cloakroom
- Viewing recommended

DESCRIPTION

Spacious 3 bedroom family home located within walking distance of the town centre and its amenities. The property offers superb living accommodation with benefits including electric heating, double glazing, terraced gardens, a single garage and parking space to the front. The accommodation is arranged over 2 floors and comprises entrance hall, lounge with open fireplace, dining room giving access onto the rear garden, kitchen, large utility room, cloakroom, three bedrooms and a bathroom.

OUTSIDE

The property is accessed from Ansford Hill with an additional access via Ancastle Terrace. To the rear of the property is a terraced garden with a courtyard seating area and side wooden gate leading onto the Ansford Hill. Steps rise from the courtyard area to a level garden which is laid to lawn and is enclosed by panelled fencing. From here a private gate leads to the garage and parking space, which is accessed via Ancastle Terrace.

DIRECTIONS

From our office, proceed into Upper High Street and continue into North Street to the junction of the main road. The property will be found directly opposite you on the other side of the road.

LOCAL AUTHORITY

South Somerset District Council, Brympton Way, Yeovil Tel: 01935 462462

SERVICES

Mains drainage, Water, Gas and Electricity.

COUNCIL TAX BAND

B

EPC RATING

F

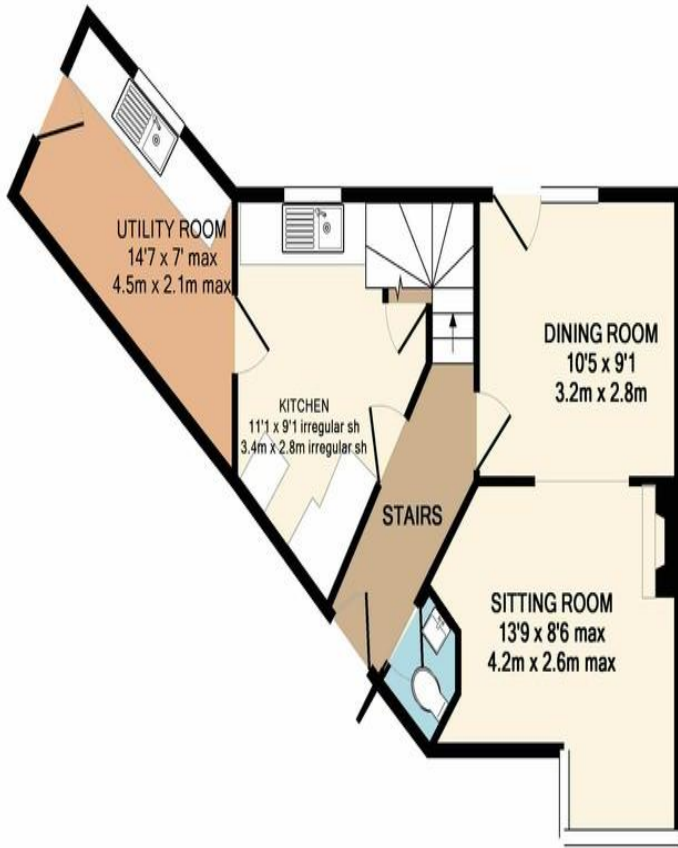
TENURE – Freehold

VIEWING

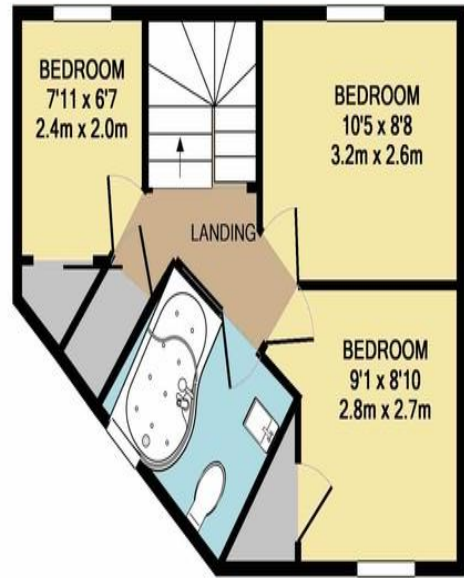
Strictly through Cooper & Tanner on 01963 350327. **AS REF: 18101 JUNE 2017**



22 Fourways Close



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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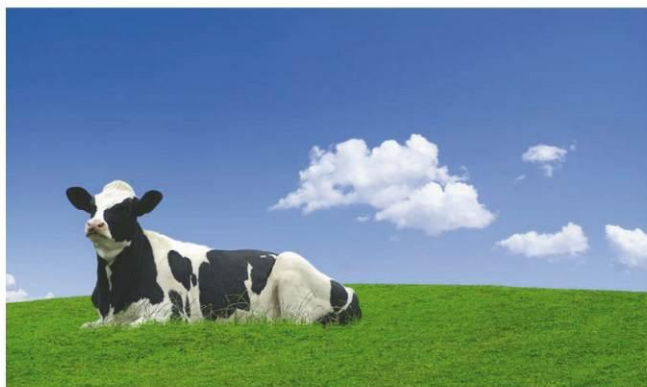
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