

Badgers Folly

Castle Cary, BA7 7BF

COOPER
AND
TANNER



£260,000 Freehold

A well-presented three-bedroom corner terraced home, perfect for first-time buyers, young families or investors seeking a ready-to-let property

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DESCRIPTION

Located in Badgers Folly is this well-presented three-bedroom corner terraced home, perfect for first-time buyers, young families or investors seeking a ready-to-let property.

The property boasts a modern interior with efficient modern electric heating throughout. The ground floor features a spacious living area, a well-equipped kitchen, a convenient downstairs W/C, and a bright conservatory that opens directly onto the rear garden. Upstairs, there are three well-proportioned bedrooms and an up to date family bathroom.

Externally, the home benefits from a rear garden which is currently used as a vegetable garden and possesses a rear gate for access. The property comes with two allocated parking spaces to ensure availability whenever it is needed. Neighbouring properties do also possess gas based central heating so this option could be further investigated by interested parties as a possibility.

Situated within walking distance of Castle Cary's town centre, with its shops, cafés, and transport links, this home offers both convenience and comfort. An excellent opportunity not to be missed.

LOCATION

Castle Cary is an attractive market town and civil parish in south Somerset, 5 miles (8 km) north west of Wincanton and 8 miles (12.9 km) south of Shepton Mallet, at the foot of Lodge Hill and on the River Cary, a tributary of the Parrett. The town is renowned for its high-quality independent shops - grocers, books, antiques and local produce. There are several noted attractions near the town, including the Newt in Somerset, Hauser and Worth and the Chapel in Bruton, making it a desirable location to call home.

COUNCIL TAX BAND

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TENURE

Freehold



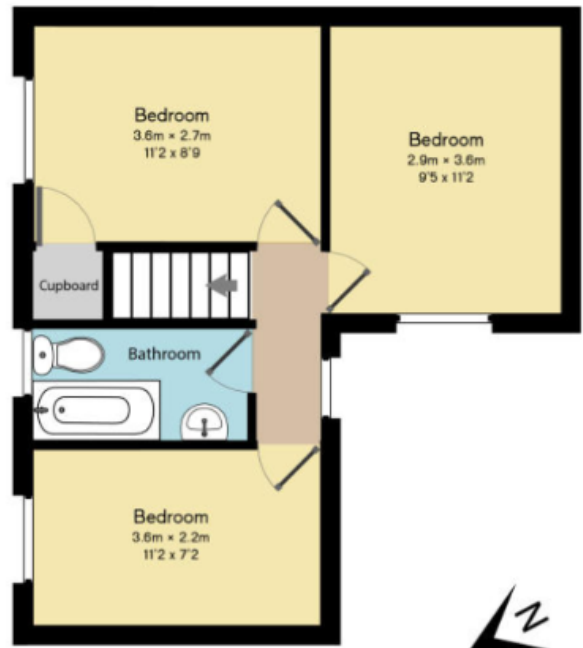


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Ground Floor



First Floor



Approximate gross internal floor area - 78 m² / 840 ft²

All every attempt has been made to ensure the accuracy of this floor plan, 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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