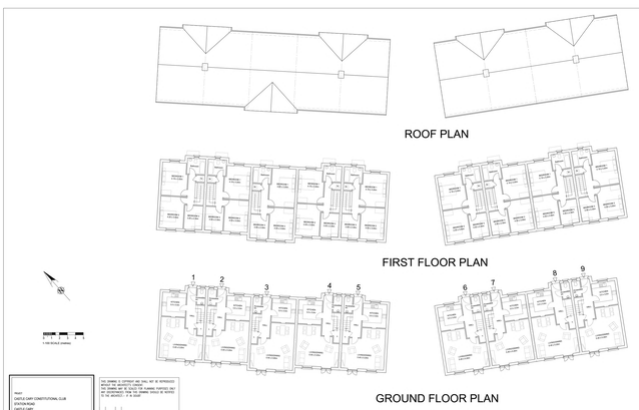


# Station Road

Castle Cary, BA7 7BY

COOPER  
AND  
TANNER



## £325,000 Freehold

We are proud to announce a new-build development in what used to be the Constitutional Club in Castle Cary. The site is being marketed off plan, with completion for the build estimated to be April/May 2025. The site will feature nine, three bedroom properties all with rear gardens, allocated parking and coming with a full 10 Year NHBC warranty.

# Station Road Castle Cary BA7 7BY

 3  1  1 EPC TBC

## £325,000 Freehold

### DESCRIPTION

We are proud to announce a new-build development in what used to be the Constitutional Club in Castle Cary. The site is being marketed off plan, with completion for the build estimated to be April/May 2025.

This plot is a three-bedroom end-terrace home, situated on Station Road near the heart of town. With thoughtfully designed interiors, modern energy-efficient features being targeted and a high-quality finish throughout, this home presents a fantastic opportunity for first-time buyers, young professionals, and families alike. All plots have three spacious bedrooms. Each bedroom in this mid-terrace home is designed to maximise both space and natural light that is on offer, helping to create a welcoming and comfortable home. The master bedroom, located on the first floor, is generously sized with enough space for built-in wardrobes or additional furnishings, while the two additional bedrooms will be well-suited for family use, a guest room, or a home office.

The ground floor will feature a stylish open-plan living space, the dining and living room will be perfect for entertaining guests or spending cosy evenings with family. Prospective purchase flooring is available to be selected once reserved and will be present upon completion of your desired plot. Each plot will also feature energy-efficient lighting and double glazed windows to help achieve a targeted EPC rating of A.

Adjacent to the living room will be a contemporary kitchen, the kitchen will be fully fitted with sleek, modern cabinetry with integrated appliances and possess ample storage and counter space to ensure a functional and organised layout.

Throughout the property, it will have gas-based central heating with thermostatic control to suit your lifestyle. Coupled with good quality

insulation, this heating system supports both comfort and energy savings.

This property will have a private and enclosed rear garden which is a rare find in a mid-terrace home this close to the town centre and perfect for those seeking outdoor space without the maintenance demands of larger plots. The garden will be spacious enough to be ideal for summer barbecues, a play area for children. New turf and patio area provide an ideal setup for outdoor furniture and the space can be personalised with planters or additional landscaping features.

Further beyond the rear garden there will be both allocated and guest parking: This home includes an allocated parking space for two vehicles, conveniently located for easy access. In addition, there is designated guest parking, a thoughtful inclusion for friends and family visits.

### LOCATION

Station Road offers the best of both worlds: an established residential area with all the convenience of being close to town amenities. You can enjoy easy access to local shops, cafes, hairdressers all within a short walk, and a nearby train station making it ideal for commuting or weekend trips to London.

### TENURE

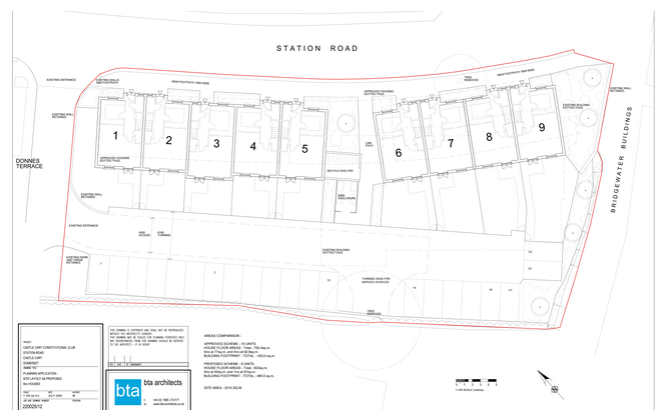
Freehold

### EPC

Targeted EPC rating of "A"

### COUNCIL TAX BAND

B







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RESERVE YOUR PLOT TODAY

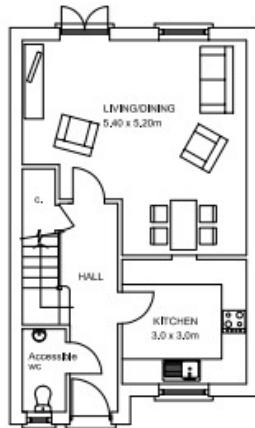


FRONT ELEVATION

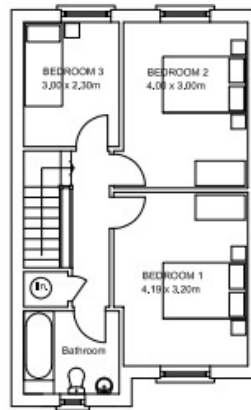


REAR ELEVATION

**MATERIALS -**  
 ROOF - SANDTOFT MOOLA CLAY DOUBLE ROMAN TILES  
 COLOUR - TUSCAN  
 WALLS - CHARTHAM MULTI FACING BRICK  
 THROUGH COLOUR RENDER TO FRONT GABLES  
 WINDOWS - WHITE PVCU



GROUND FLOOR PLAN  
46 sq.m.



FIRST FLOOR PLAN  
46 sq.m.

**TYPE 1 - 3 BEDROOM - 92 sq.m.**  
**Plots 1, 2 and 4 - 9 inclusive.**

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 TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

