

Florida Street

Castle Cary, BA7 7AE

COOPER
AND
TANNER



£220,000 Freehold

An attractive semi-detached cottage, built of Cary stone, tucked away within one of the town's most sought-after roads, a stone's throw from the town centre amenities. Requiring a scheme of modernisation, the property includes two double bedrooms, two reception rooms and a generous garden.

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DESCRIPTION

An attractive semi-detached cottage, built of Cary stone, tucked away within one of the town's most sought-after roads, a stone's throw from the town centre amenities. Significant work on the property was undertaken by the current owners during their tenure however further modernisation is required, the property includes two double bedrooms, two reception rooms and a generous garden.

A door to the front of the cottage opens into a central entrance hall, which has a flagstone floor (continued through majority of ground floor), the staircase to the first floor, an under-stairs cupboard and access into a shower room (which requires refitting). To the left of the hall is the main reception room, which is well-proportioned and has two double glazed windows to the front. Across the hall is a separate dining room, fitted with a wood burning stove and also with a double glazed window to the front. Adjoining the dining room is the kitchen at the side of the cottage, which in turn leads out to the garden and to a ground floor WC (not currently in use). On the first floor, there are two good size double bedrooms with a family bathroom located in between. The property is served by gas-fired central heating.

The property is accessed via a gated pathway whereby there is a right of access, continuing past the neighbouring property. There is an excellent size garden which includes a useful workshop/outside store at the bottom.

Location:

Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art



Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

Directions:

From the centre of Castle Cary, walk up beside the Market Place into Bailey Hill. Continue right and proceed into Florida Street. The property can be found up on the left hand side, set back from the road, via a shared gated entrance.

AGENTS NOTES

Multiple surveys have been carried out on the property and the property is in need of some remedial works that has been quoted for. The survey's are available upon request.

TENURE

Freehold

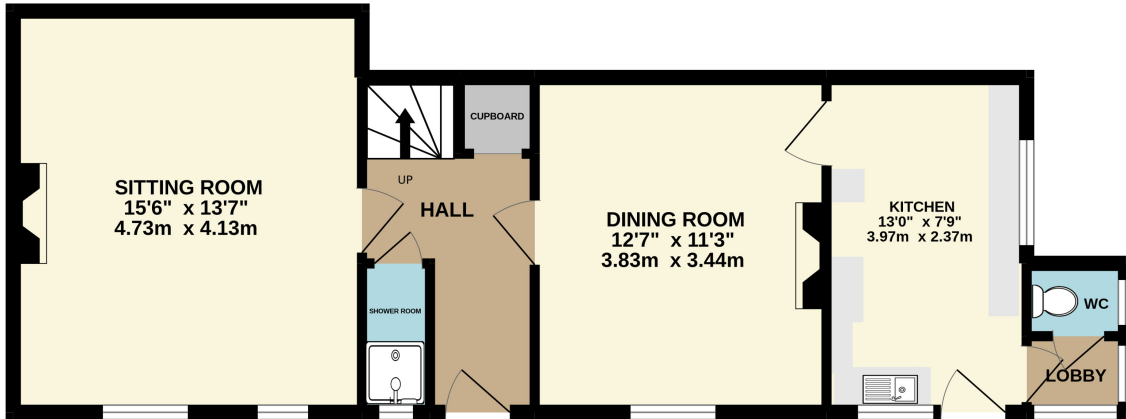
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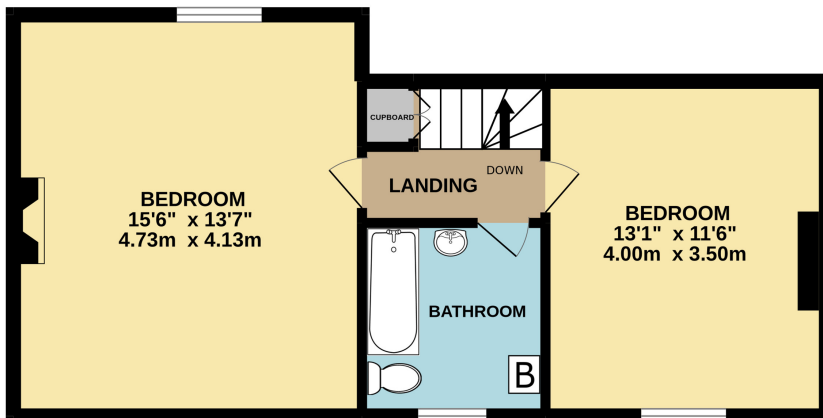




GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



FLORIDA STREET, CASTLE CARY

TOTAL FLOOR AREA: 995 sq.ft. (92.5 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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