

# Victoria Court

Castle Cary, BA7 7NL

COOPER  
AND  
TANNER



## £129,500 Leasehold

A very well-presented two bedroom ground floor maisonette, situated close to the town centre shops and amenities. The property benefits from allocated off road parking and use of communal gardens. Cash purchasers only.

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### DESCRIPTION

A very well-presented two bedroom ground floor maisonette, situated close to the town centre shops and amenities. The property benefits from allocated off road parking and use of communal gardens. Cash purchasers only (due to the lease term remaining).

A door to the front of the property opens directly into a light and airy sitting room which has a window to the front and an opening through to the adjoining dual-aspect kitchen/dining room. Fitted with a range of matching floor and wall units, the kitchen includes an integrated electric oven and hob, plus space available for freestanding white goods and a dining table. An inner hall with a built-in airing cupboard then gives access to a bathroom, which includes a panelled bath with a shower over and tiling around, a low level WC, a pedestal wash hand basin and a heated towel rail. At the rear of the property, there are two bedrooms which overlook the communal gardens. The main bedroom is a double room and benefits from a good size built-in wardrobe.

To the front of the property, there is one allocated off-road parking space and additional space is available for visitors to park. The communal gardens are mainly laid to lawn and are located directly behind the property.

### TENURE, FEES AND CHARGES

The property is Leasehold, with a remaining lease term of approx. 63 years. Due to the length of lease, the property is available to cash purchasers only (cleared funds or proceeds from a sale). We understand there is an annual Ground Rent

payable of approx £150. The annual service charge is approx. £733.50 and includes the buildings insurance.

### 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 galleries. 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 our office, proceed to the end of Fore Street and right into Lower Woodcock Street. At the T-junction turn left and then take the first right into Victoria Road. Take the first left into Victoria Court and the property will be found on the right hand side.

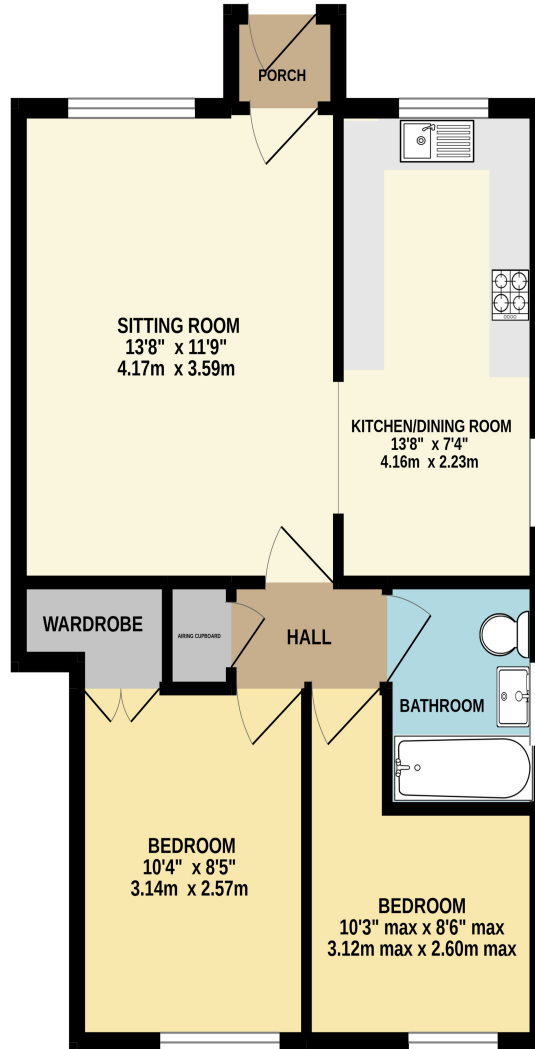








GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



VICTORIA COURT

TOTAL FLOOR AREA : 500 sq.ft. (46.4 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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