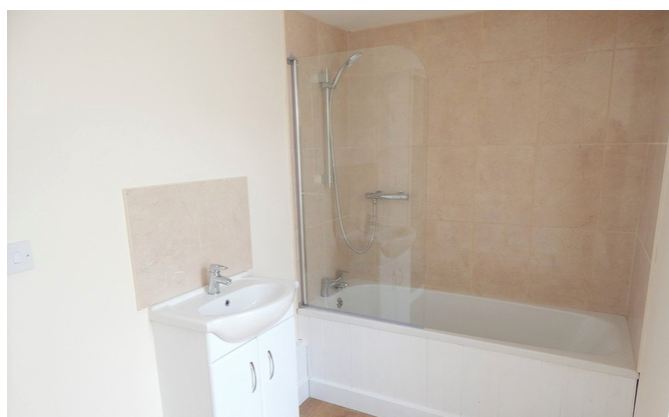


# Fore Street

Castle Cary, BA7 7BQ

COOPER  
AND  
TANNER



## £130,000 Leasehold

A superb one bedroom flat, conveniently situated in the heart of Castle Cary's high street forming part of an attractive property built from Cary stone. The property is available with no onward chain and with vacant possession helping to create an ideal investment or first time purchase.

Fore Street  
Castle Cary  
BA7 7BQ



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**£130,000 Leasehold**

### LOCATION

Castle Cary is an attractive market town of glowing golden stone. It has a multitude 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, chemists, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton, Yeovil & Shepton Mallet. 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.

### TENURE

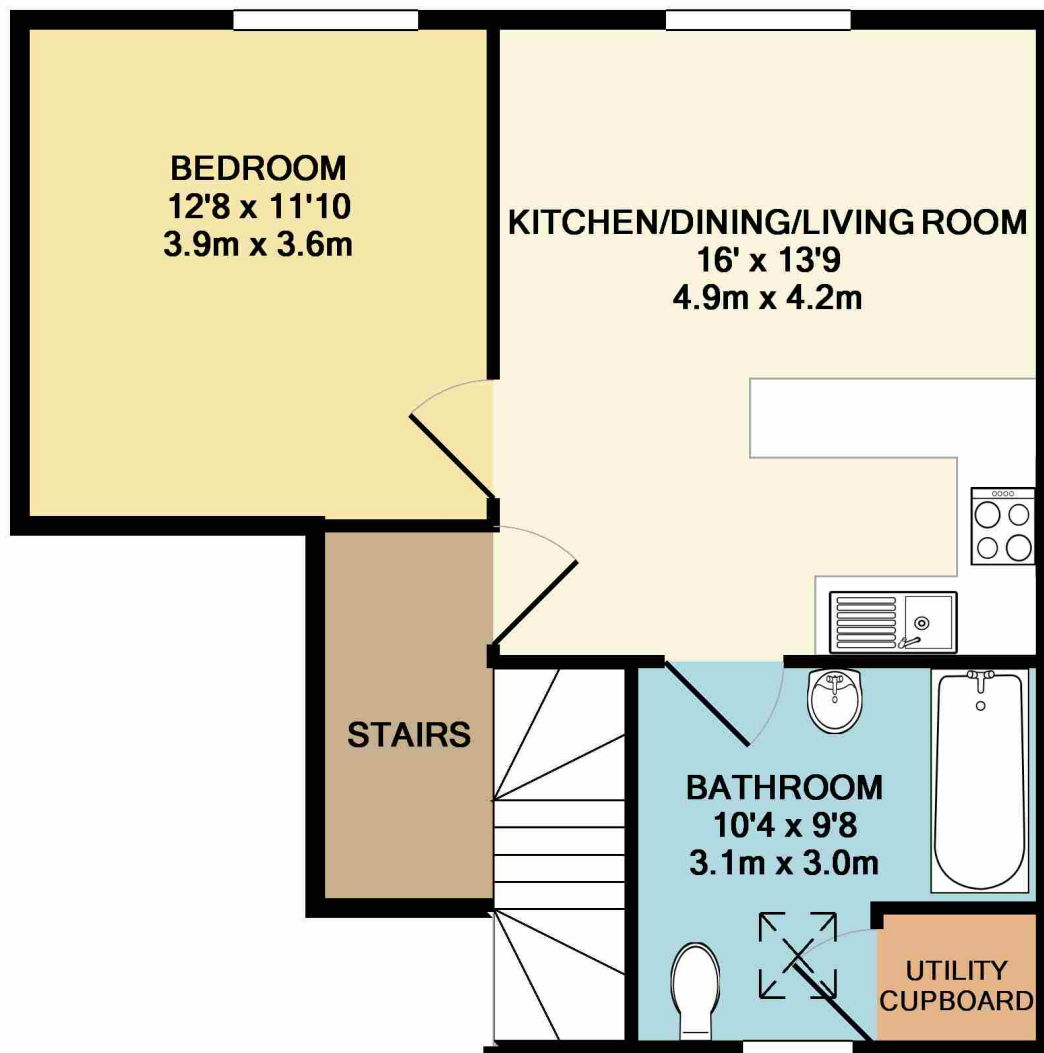
Leasehold

The property is Leasehold and we understand there is approx. 167 years remaining on the lease. There is a combined ground rent and service charge of £100 per annum plus a quarterly communal electricity charge of approx. £15. (£160 Per Annum in total)









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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#### CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

[castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)

**COOPER  
AND  
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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**RICS**

