

Priorygate Court

Castle Cary, BA7 7HT

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£375,000 Freehold

Three-bedroom terraced townhouse in Priorygate Court presenting an outstanding opportunity to create a personalised, modern family home with parking

Priorygate Court Castle Cary BA7 7HT

 3  1  2 EPC D

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DESCRIPTION

Situated in the charming market town of Castle Cary, this three-bedroom terraced townhouse in Priorygate Court presents an outstanding opportunity to create a personalised, modern family home in a highly sought-after location. Offering a mixture of convenience and potential, this property is perfectly located within walking distance of the town's shops, cafes and other amenities, yet retains a peaceful residential ambiance.

The townhouse itself boasts a spacious layout across three floors, with ample room for a growing family. While the property is in need of some modernisation, it provides an excellent blank canvas for buyers looking to put their own stamp on a home. The fundamental structure and flow of the house lend themselves well to a transformation, with the possibility of creating a contemporary living space tailored to modern tastes. Central heating is already in place, offering comfort during cooler months, and an allocated parking space is included for convenience which is a valuable asset in this prime location.

Upon entering, you are greeted by a hallway that leads to a generously proportioned kitchen/dining area. With plenty of natural light thanks to the large conservatory to the rear. The space has excellent potential as an inviting dining area. The kitchen/diner offers direct access to the rear garden, allowing for a seamless indoor-outdoor flow that is perfect for summer gatherings. While currently functional the kitchen would benefit from modernisation to maximise its potential. With ample space for units, appliances, the kitchen could be reimagined as a warm and contemporary cooking space. Adjacent to this kitchen/diner is a reasonably sized living room with a coal fired fire place.

Upstairs, the property features three well-sized bedrooms. The master bedroom is a standout, offering plenty of space and has ample

room for wardrobes and storage. The second and third bedrooms are also of good size, each presenting an ideal space for children's rooms, a home office, or guest accommodation. With a layout that provides flexibility, the upper floor can be customised to suit a range of family needs. The family bathroom on this floor is currently functional but offers scope for updating with modern fixtures and finishes, allowing for the creation of a more contemporary bathroom space to serve the household.

To the rear, the property boasts a private garden that is enclosed and easy to maintain. It is adequately sized for family gatherings, gardening enthusiasts, or simply enjoying a quiet afternoon outdoors. There is also potential to add decking or patio space to enhance the garden's usability and aesthetic appeal

LOCATION

With its ideal location in Castle Cary, close to the convenience of town life. The home represents an exceptional investment for those looking to design a home to their own specifications. Perfectly suited for a family or anyone seeking to add value through renovation, this property is a rare opportunity to create a dream home in one of Somerset's most desirable locations. Viewings are highly recommended to fully appreciate the potential of this property and the lifestyle it can offer. Don't miss your chance to explore the possibilities this Priorygate Court townhouse has to offer.

TENURE

Freehold

COUNCIL TAX BAND

E





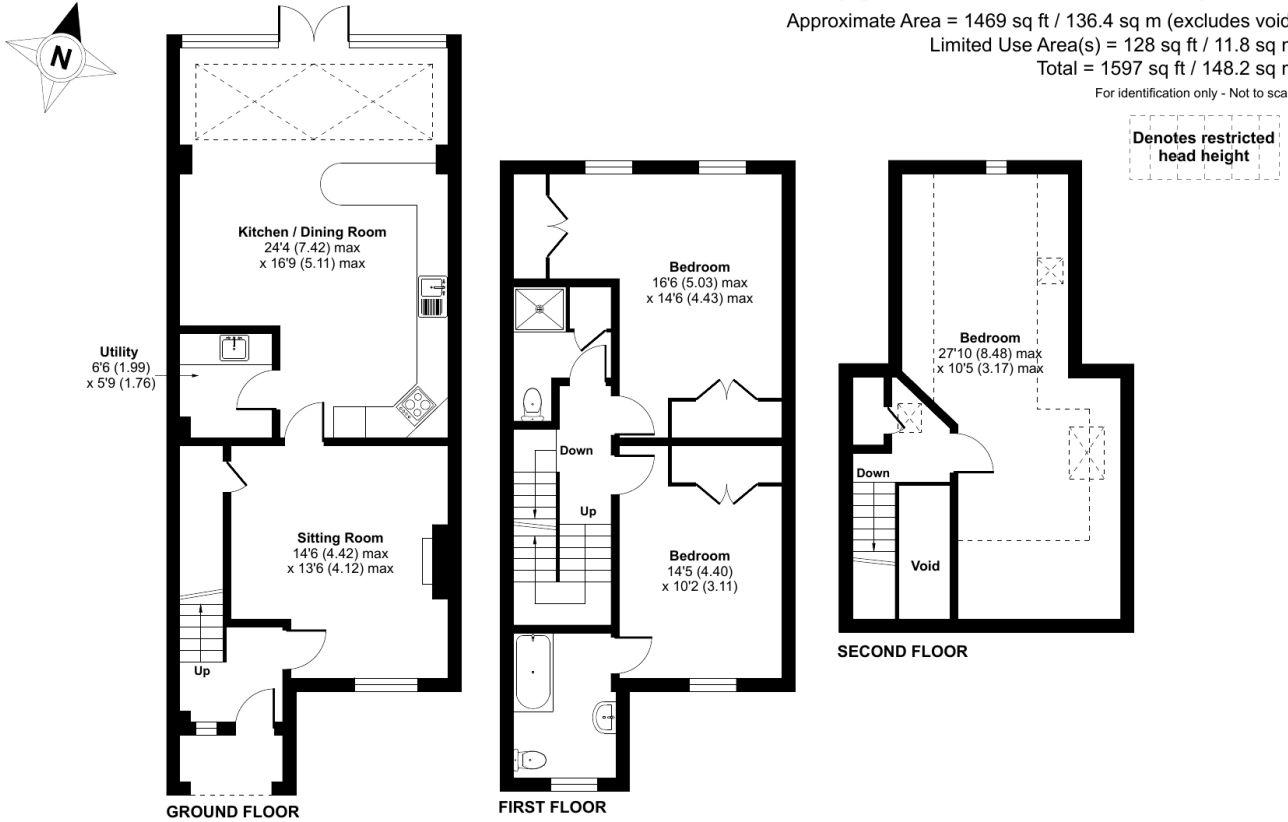
Priorygate Court, Castle Cary, BA7

Approximate Area = 1469 sq ft / 136.4 sq m (excludes void)

Limited Use Area(s) = 128 sq ft / 11.8 sq m

Total = 1597 sq ft / 148.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1211566

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