

# West Park

Castle Cary, BA7 7DB

COOPER  
AND  
TANNER



## £235,000 Freehold

Charming, three bedroom, Mid-Terrace Home in Castle Cary – In need of modernisation but full of Potential and offered with no onward chain.

# West Park Castle Cary BA7 7DB

 3  2  1 EPC D

## £235,000 Freehold

### ACCOMODATION

Step through the front door into a traditional entrance hall that leads to two well-proportioned reception rooms, offering flexible living and dining space. Whether you envision a cosy lounge, formal dining area, or a home office, these rooms provide versatility to suit a range of lifestyles.

To the rear of the property, you'll find a functional kitchen area and a downstairs bathroom—an increasingly rare feature in homes of this era. With thoughtful renovation, this space could be reconfigured to enhance flow and usability, potentially incorporating a utility area or open-plan kitchen design.

Upstairs, the property boasts three spacious bedrooms, each with ample natural light and scope for redecoration. The layout lends itself well to families, professionals, or those seeking guest accommodation and a dedicated workspace.

### OUTSIDE

The medium-sized rear garden offers a private outdoor retreat, ideal for relaxing, entertaining, or cultivating a green haven. Beyond the garden lies a double garage with inspection pit and driveway, providing secure off-road parking—an invaluable asset so close to the town centre. The property also benefits from far reaching views to the front.

### SERVICES

Mains electric and gas are connected and gas central heating is installed. The property benefits from mains water and drainage also. Council tax band B

### LOCATION

Castle Cary is a charming and well-connected market town in South Somerset, celebrated for its historic architecture, vibrant community, and excellent transport links—including direct rail services to London, Bristol, and Exeter. The town offers a delightful mix of independent shops, cafes, and pubs, all set within a picturesque countryside setting. With quality local schools, regular markets, and easy access to nearby cultural hotspots like Bruton and Glastonbury, Castle Cary combines rural tranquillity with modern convenience, making it an ideal location for families, professionals, and retirees alike.

### VIEWING ARRANGEMENTS

All appointments arranged directly through Cooper and Tanner Castle Cary. 01963 350327







## West Park, Castle Cary, BA7

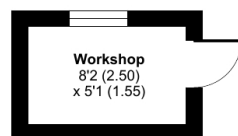
Approximate Area = 949 sq ft / 88.1 sq m

Garage = 312 sq ft / 28.9 sq m

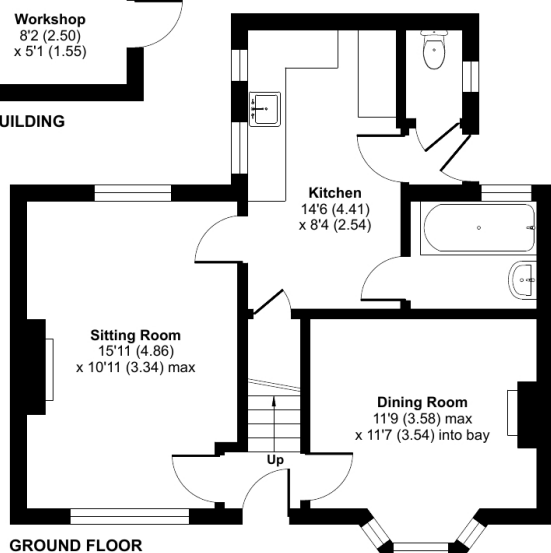
Outbuilding = 42 sq ft / 3.9 sq m

Total = 1303 sq ft / 120.9 sq m

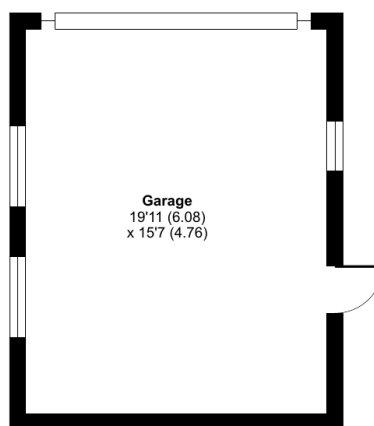
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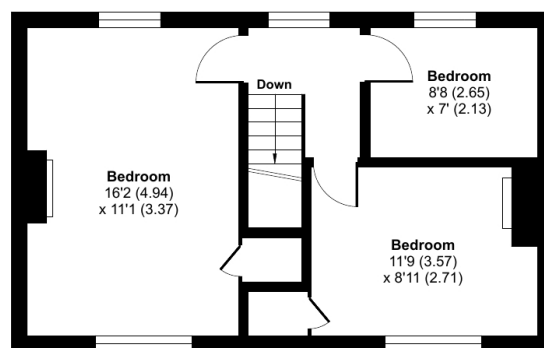
OUTBUILDING



GROUND FLOOR



GARAGE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1331587

### CASTLE CARY OFFICE

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