

# COOPER & TANNER

THE ART OF AGENCY



**9 Whites Yard, Fore Street, Castle Cary BA7 7FB**  
Charming 2 bedroom end of terrace property, tucked away location, small courtyard garden and no onward chain.

**Guide Price £175,000**

To Contact  
**COOPER & TANNER**  
Castle Cary Office

Telephone: 01963 350327  
Address: Regent House, Fore Street, Castle Cary, BA7 7BG  
E-mail: [castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)

[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)

- Tucked away location
- Within the heart of town
- No onward chain
- 2 Bedrooms
- Open plan Kitchen/Dining/Living
- Bathroom and Cloakroom
- Gas central heating
- Double glazing
- Large communal gardens
- Enclosed courtyard

#### DESCRIPTION

Tucked away within this courtyard development is this end of terrace, 2 bedroom property with its private courtyard garden and set within the heart of this popular market town. The property over recent years as been tenanted and makes a superb investment property with the accommodation comprising Entrance Hall, Open plan Kitchen/Dining/Living Space having French doors to the garden, Cloakroom, 2 Bedrooms and a Bathroom. The property is being offered for sale with no onward chain.

#### OUTSIDE

The property enjoys its own courtyard garden with paved seating area enclosed by walling and iron fencing. There are communal gardens which are laid to lawn for the residents of Whites Yard to enjoy.

#### DIRECTIONS

From our office on foot proceed towards the High Street turning right just before The George public house. Turn immediately right into Whites Yard, through the development and up the steps where the property will be found on the left hand side.

#### LOCAL AUTHORITY

South Somerset District Council, Brympton Way, Yeovil Tel: 01935 462462

#### SERVICES

Mains drainage, Water, Gas and Electricity.

#### COUNCIL TAX BAND

B

#### EPC RATING

C

#### TENURE – Freehold

#### VIEWING

Strictly through Cooper & Tanner on 01963 350327.

AS REF: 15128

MAY 2016



9 Whites Yard



GROUND FLOOR



1ST FLOOR

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  
Made with Metropix ©2016



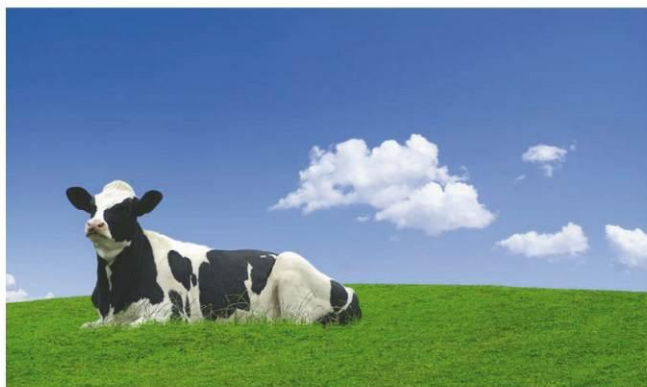
Guide Price £175,000



# COOPER & TANNER

THE ART OF AGENCY

- Residential Sales and Lettings
- Surveys and Valuations
- Livestock Auctions
- Sale Rooms
- Country Houses, Farms & Land
- Commercial Property
- Development
- Machinery and Equipment Sales
- Land and Property Auctions



**YOUR LOCAL**  
**COOPER & TANNER**  
**SALES, LETTINGS**  
**& PROFESSIONAL OFFICES**

**CASTLE CARY:** 01963 350327  
**FROME:** 01373 455060  
**GLASTONBURY:** 01458 831077  
**LONDON:** 0207 8390888  
**SHEPTON MALLET:** 01749 372200

**STANDERWICK:** 01373 831010  
**STREET:** 01458 840416  
**WARMINSTER:** 01985 215579  
**WELLS:** 01749 676524  
**SURVEYS:** 01985 217711