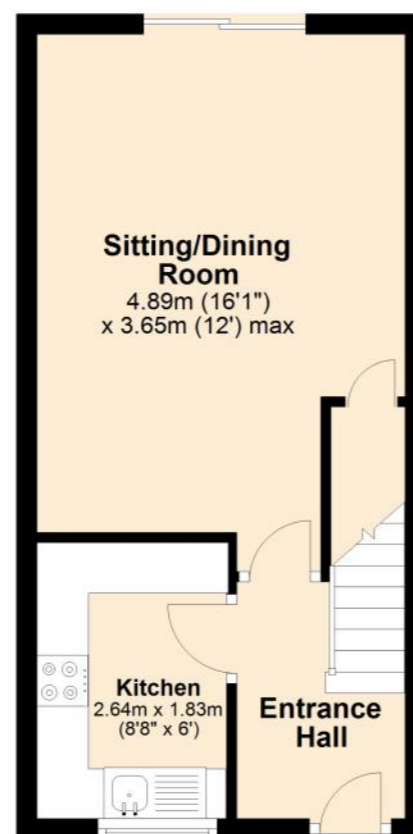




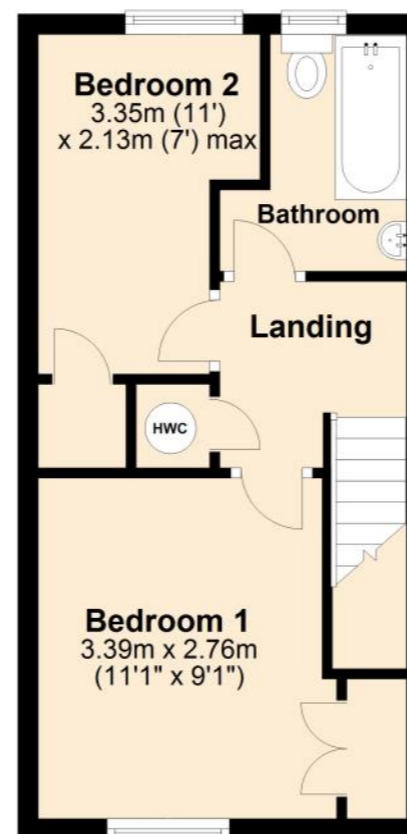
Ground Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 sq. feet)



HAMBLEDON
ESTATE AGENTS

36 BROOKFIELDS CASTLE CARY BA7 7BS



£200♦000

Situated in a close within a popular residential development, this two bedroom mid terrace house offers a fantastic opportunity for those looking to update and personalise their next home. Requiring some modernisation, the property provides the perfect blank canvas to create a space tailored to your own taste and style.

The front door opens into a bright and welcoming hallway with ample room for coats and shoes. Straight ahead, you will find a spacious sitting room a sliding patio door that opens directly onto a paved patio ideal for al fresco dining.

The kitchen benefits from a large window that floods the room with natural light and is currently fitted with a range of units, offering plenty of potential for redesign.

Upstairs, there is a bathroom and two bedrooms, the principle bedroom is of a generous size with a built-in double wardrobe.

With its desirable location and scope for improvement, this property presents an exciting opportunity to create your ideal home.



Tel: (01963) 34000 www.hambledon.net
19 High Street, Wincanton, Somerset BA9 9JT
Email: wincanton@hambledon.net

LOCATION: Castle Cary is an attractive and bustling market town characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. There are many 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, public houses 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’ just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate are a hotel and spa, farm shop, restaurants and garden shop. 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 provides a direct line to Paddington and the A303 road link is a few miles south. There are excellent state schools in the area, and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove, Port Regis and St Mary’s Shaftesbury.

ACCOMMODATION

Storm porch with composite front door opening to:

ENTRANCE HALL: Dimplex storage heater, consumer unit, coat hooks and stairs to first floor.

SITTING/DINING ROOM: 16’1” x 11’11” A spacious room with sliding double glazed door giving access to the rear garden. Dimplex night storage heater, understairs cupboard and coved ceiling.

KITCHEN: 8’8” x 6’ Inset single drainer stainless steel sink unit with cupboard below, further range of wall and base units with a drawer line and work surface over, recess for electric cooker and washing machine, downlighters and double glazed window to front aspect.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Airing cupboard housing hot water tank with immersion heater and hatch to loft.

BEDROOM 1: 11’1” x 9’1” (excluding wardrobe recess) A light and spacious room with double glazed window to front aspect, wall mounted convector heater and built-in double wardrobe with hanging rail and shelf.

BEDROOM 2: 11’ x 7’ (narrowing to 5’9”) Double glazed window to rear aspect, wall mounted convector heater and built-in single

wardrobe with shelf.

BATHROOM: Panelled bath with electric shower room, low level WC, pedestal wash hand basin, tiled to splash prone areas, double glazed to rear aspect, light with shaver point and wall mounted Dimplex fan heater.

OUTSIDE

FRONT GARDEN: A sunny aspect front garden being mainly paved for easy maintenance.

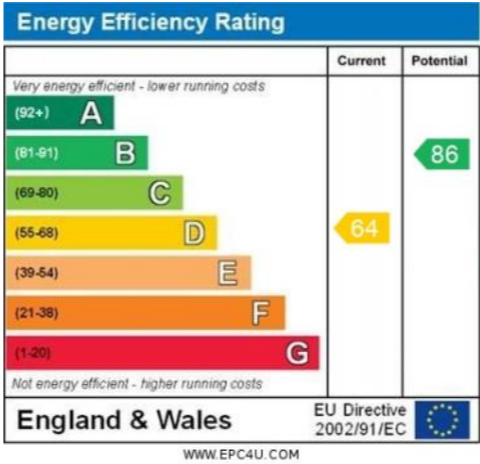
REAR GARDEN: Mainly paved ideal for al fresco dining and easy maintenance. A side gate gives access to allocated parking.

SERVICES: Mains water, electricity, mains drainage, and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: B

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



PROPERTY MISDESCRIPTION ACT

We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN

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.