



HAMBLEDON
ESTATE AGENTS

**2 ROWELLS PLACE
CASTLE CARY
BA7 7DP**



£279,000

- ◆ **THREE BEDROOM MID TERRACE HOUSE**
- ◆ **LIGHT AND AIRY SITTING ROOM ◆ GENEROUS OFF ROAD PARKING**
- ◆ **SPACIOUS KITCHEN/DINER ◆ ATTIC ROOM**
- ◆ **GOOD SIZE GARDEN ◆ GAS CENTRAL HEATING (NEW BOILER 2021)**
- ◆ **IN NEED OF SOME UPDATING AND REDECORATION**

2 Rowells Place, Castle Cary, Somerset, BA7 7DP

A three bedroom mid terrace house set back from the road within a row of just three houses. On approaching the property there is a separate parcel of land providing generous off road parking with a car port and detached outbuilding which has planning permission to be used for the domestic and private needs of the main house.

A shared pathway leads to the property with the front door opening to an entrance hall. To your right there is a light and airy sitting room with a wide opening leading to a spacious kitchen/diner.

Moving upstairs, there is a family shower room and three bedrooms. Off the landing a staircase rises to an attic room which was converted to provide a forth bedroom. Although it has been well designed, we can not class this room as living accommodation as it has not been signed off by building control.

In summary, although this spacious property would benefit from redecoration and some updating ,there is a wonderful opportunity to create a delightful home to your own taste and style.

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

UPVC double glazed front door to:

ENTRANCE HALL: Coat hooks, radiator and door opening to:

SITTING ROOM: 14' x 13'11" Radiator, double glazed window to front aspect, smooth plastered ceiling and wide opening to.

KITCHEN/DINER: 17'3" x 9'4" Inset 1¼ bowl single drainer sink unit with cupboard below, further range of matching wall, drawer and base unit with work surface over, built in electric double oven with inset gas hob above, wall mounted Worcester gas boiler (combi), radiator, understairs cupboard, space for washing machine and dishwasher, tiled floor and double glazed door to back yard.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING:

Smooth plastered ceiling and stair to attic room.

BEDROOM 1: 11'10" x 10'5" Radiator, painted cast iron fireplace, fitted shelving, built-in cupboard and double glazed window to front aspect.

BEDROOM 2: 10'5" x 8'9" Radiator, smooth plastered ceiling, double glazed window to rear aspect and laminate wood flooring.

BEDROOM 3: 9'9" x 6'6" Radiator and double glazed window to front aspect.

SHOWER ROOM: Large shower cubicle, vanity wash basin unit, close coupled WC, radiator and double glazed window to rear aspect.

From the first floor landing stairs to:

SECOND FLOOR LANDING:

Double glazed window to rear aspect with far reaching views and door to:

ATTIC ROOM: 12'5" x 8'4" (extending to 11'5") This loft conversion was created to provide a forth bedroom. However, due to the conversion not having its final building regulation sign off we can not describe it as living accommodation. Double glazed window to rear aspect with far reaching views. Large storage cupboard.

OUTSIDE

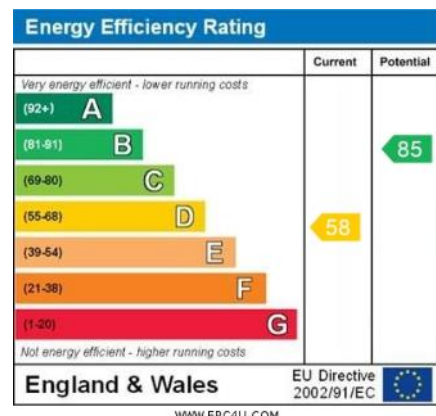
On arrival to the property there is a parking area with space for a number of cars together with a car port and useful detached outbuilding. A shared pathway with access across the neighbouring property leads to the front garden. The front garden is of a generous size being mainly laid to lawn with timber shed and summerhouse. To the rear of the property there is a covered yard with rear access. A neighbouring property has the right to cross the yard but this has not been used for some time and currently blocked off.

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

TENURE: Freehold

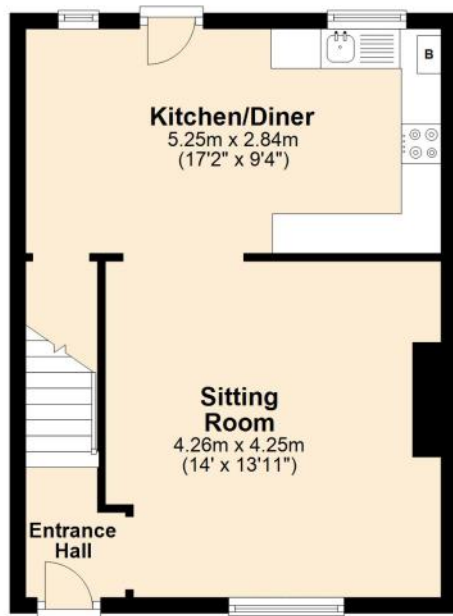
COUNCIL TAX BAND: B

VIEWING: Strictly by appointment through the agents.



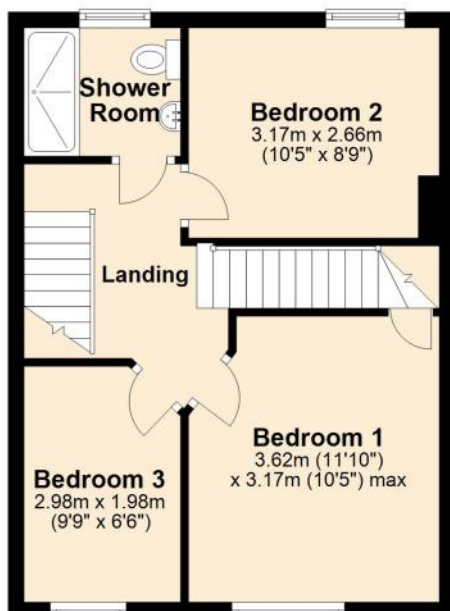
Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



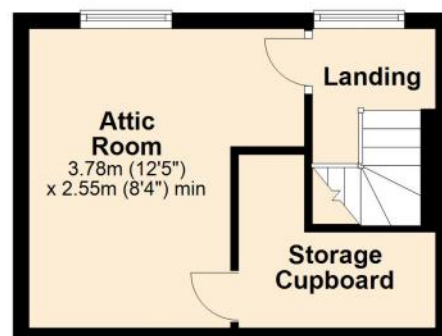
First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.7 sq. metres (911.5 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

