

LODESTONE



32 West Park,





32 West Park,

BA7 7DB

Guide Price: £229,950

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- A most pleasant semi-detached bungalow
- Immaculate condition
- Two bedrooms
- Modern kitchen
- Modern bathroom
- Well maintained garden
- Easy reach of Castle Cary high street
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This exceptionally well-presented, two-bedroom semi-detached bungalow has been a cherished home for the current vendor for the past 14 years. Located on a quiet, no-through road with a view of a green, it is just a 10-minute walk to Castle Cary High Street, which offers a good range of amenities. At the entrance to the property is a storm porch with a convenient bin store. The front door opens to a hallway that provides access to all the rooms. On the left is a light and spacious sitting room featuring a modern wall-mounted electric fire. The kitchen is well-equipped with a range of units and has space for a breakfast table. A double-glazed door leads to the rear garden and a paved patio. The main bedroom is a generous double room with a view of the rear garden, while the front double bedroom features a fitted double wardrobe and a large window overlooking the green. There is also a modern bathroom suite. Outside is a well-maintained garden on two levels with patio seating area, lawned area and vegetable patch. The property has been well looked after by the current owner and benefits from gas central heating and double-glazed windows. We highly recommend an internal viewing. Situation Castle Cary is a bustling town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a superb doctors' surgery, pharmacy, vet, post office, fuel station etc. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The neighbouring Newt in Somerset offers beautiful walks and a popular café. There are big supermarkets in Wincanton and Shepton Mallet - all short drives away. Directions Post code: BA7 7DB What.3.Words: astounded.powerful.masterful Viewing by appointment only Material Information In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance Part A • Local Authority: Somerset Council •



Council Tax Band: B • Guide Price: £229,950 • Tenure: Freehold Part B • Property Type: Semi detached bungalow • Property Construction: Standard construction • Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls • Electricity Supply: Mains • Water Supply: Mains metered • Sewerage: Mains • Heating: Mains Gas heating • Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> • Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage> • Parking: On street Part C • Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm. • Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor. • Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor. • Flood Risk: Very low • Coastal Erosion Risk: N/A • Planning Permission: None • Accessibility/Adaptations: N/A • Coalfield Or Mining Area: N/A • Energy Performance Certificate: C Other Disclosures No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure. Every care has been taken with the

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: B

Guide Price: £229,950

Tenure: Freehold

PART B

Property Type: Bungalow

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: On Street

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

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Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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