

LODESTONE



5 Bartlett Square





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BA7 7FN

3

Bedrooms

2

Bathrooms

1

Receptions

PROPERTY FEATURES

- Contemporary three bedroom end of terrace house
- Situated on the sought after 'Love's Farm' development
- Walking distance to Castle Cary Train Station
- Immaculate condition throughout
- Off road parking for 2 cars
- Pretty landscaped SW facing garden
- Two bathrooms



No 5 Bartlett Square is a contemporary home, newly built in 2019 by Backhouse, the design-led housebuilder focused on creating and delivering aspirational and desirable homes. The property is exceptionally light and spacious and has been beautifully designed with a stylish interior. The house is immaculately presented and has been well looked after by the current owners.

The front door opens to an entrance hall leading you through to a large, sunny open plan living space incorporating sitting room, kitchen and dining area with bi-fold doors opening to the garden. The contemporary-style kitchen features soft close doors and a range of integrated Bosch appliances including fridge freezer and dishwasher. A spacious island has an inset induction hob and a breakfast bar. A door from the kitchen area gives access to a useful utility room with fitted units and space for laundry appliances.

Bi-fold doors open out to a beautifully designed and delightfully low-maintenance garden flowing seamlessly from the kitchen, with plenty of space for outside seating and entertaining making this a great extension to the house. The garden is bordered by raised flower beds adding interest and colour to the space. There is a garden gate providing rear access.

Also located on the ground floor is a downstairs w.c.

To the first floor there are three well-proportioned bedrooms. The master bedroom has built in wardrobes and an ensuite shower with rainfall shower head, heated towel rail and illuminated light. The main family bathroom is a white suite with bath and shower over.

Outside

To the front of the house is a driveway with parking for two cars. There is also a bin store and lockable bike shed providing useful storage. 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 independent shops, cafes and restaurants, a delicatessen, a butcher, a wine shop and a contemporary art gallery. Market day falls on a Tuesday where fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The Newt in Somerset has recently opened nearby (<https://thenewtinsomerset.com/>). A recent article in the Telegraph quoted 'The Newt is one of the most exceptional country house hotels Britain has seen'. The gardens are open to the public and visitors are welcome to walk through amazing woodland gardens and to dine in the restaurants and cafes.

Large supermarkets are located in the towns of Wincanton and Shepton Mallet which are both a short drive away and the fashionable town of Bruton is also very close by. Castle Cary has a mainline train station which is just a short walk from Bartlett Square and offers a service to London Paddington in under two hours.

Viewing by appointment only

Agents Note: The site is due to be completed shortly and Backhouse will arrange for a Management Company to be put in place - charges will apply.

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

- Council Tax Band - C
- Asking Price - Guide Price £345,000
- Tenure - Freehold

Part B

- Property Type – terrace house
- Property Construction – Brick
- 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 – Gas fired central heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/> ofcom-checker, Vendor has currently advised no connection to the property.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking – On driveway

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 are not aware of any other 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 rights and easements. .
- Flood Risk - According to the Environment Agency's website, the property is in Flood Zone 1 and is an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year less than 0.1%)
- Coastal Erosion Risk - N/A • Planning Permission – N/A • Accessibility/ Adaptations - N/A • Coalfield Or Mining Area - N/A • Energy Performance Certificate (EPC Rating) – C Agents Note: The site is due to be completed shortly and Backhouse will arrange for a Management Company to be put in place - charges will apply.

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.

Bruton & Shaftesbury

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