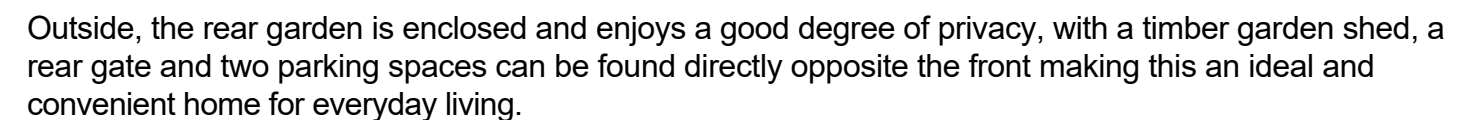
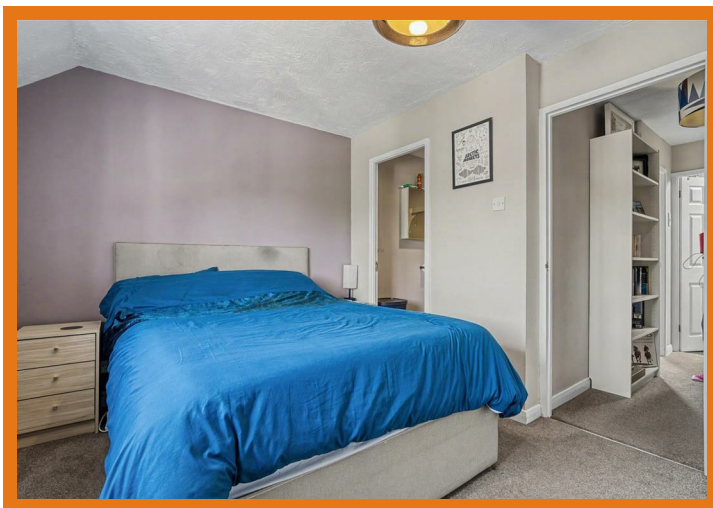
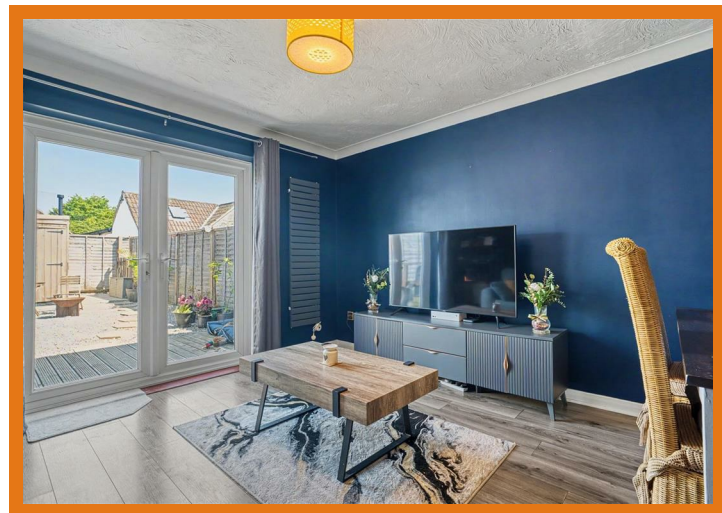


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (I2 plus) A (I1-I1) B (I0-I0) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		72	94
England & Wales		EU Directive	



www.mortonnew.co.uk



The Property

Inside

Ground Floor

The front door opens into the hallway with stairs rising to the first floor. The sitting room/diner is a generous and inviting space, with double doors opening directly out to the rear garden, making it a lovely room for both relaxing and entertaining. The kitchen is modern in style, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces, a built-in oven and hob and space for further white goods. A window to the front of the property ensures the room is bright throughout the day.

First Floor

The landing gives access to both bedrooms and the shower room. The main bedroom is a good sized double benefitting from its own en-suite bath room. Bedroom two is a well proportioned room, served by the shower room on this floor.

Outside

Garden

Fully enclosed by fencing, the rear garden enjoys a good degree of privacy and has been laid for ease of maintenance, with decking and gravel. A timber garden shed sits within the plot and a rear gate opens through to the parking area beyond.

Parking

Two off road parking spaces are available opposite the property.

Useful Information

Energy Efficiency Rating C

Council Tax Band C

Electric Heating

Mains Drainage

upvc Double Glazing

Freehold

Vendors will need to find onward purchase.

Location and Directions

North Cadbury is a charming Somerset village set in attractive

rolling countryside, offering a parish church, village hall, and a welcoming local community. Surrounded by scenic rural walks and farmland, it provides a peaceful setting while everyday amenities are available in nearby villages. A wider range of facilities can be found in the nearby towns of Wincanton, Castle Cary, and Yeovil, with Castle Cary also providing a mainline railway station with direct services to London Paddington.

Postcode BA22 7DY

What3words ///chuck.typist.twinge

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.