



HAMBLEDON
ESTATE AGENTS

**16 PARK ROAD
BRUTON
BA10 0BZ**



£225,000

- ◆ **CHARACTERFUL DOUBLE FRONTED MID TERRACE HOUSE**
- ◆ **TWO DOUBLE BEDROOMS ◆ TWO RECEPTION ROOMS**
- ◆ **SPACIOUS KITCHEN/BREAKFAST ROOM ◆ LARGE REAR GARDEN**
- ◆ **DOUBLE GLAZED WINDOWS ◆ GAS CENTRAL HEATING**
- ◆ **EASY REACH OF TOWN CENTRE**

16 Park Road, Bruton, Somerset, BA10 0BZ.

A wonderful opportunity to purchase a spacious two bedroom mid-terrace house situated within easy reach of the town centre facilities. The property enjoys the benefit of a ground floor extension which has created a large kitchen/breakfast room ideal for everyday family life.

The front door opens to a small entrance hall which gives access to both reception rooms. To your left there is a light and airy sitting room featuring a natural stone fireplace as its centrepiece. Sliding patio doors open to a pleasant seating area ideal for al fresco dining and entertaining. To the right of the entrance hall there is a versatile reception room with two arched alcoves. An opening leads through to a large kitchen/breakfast room with plenty of space for a table and chairs. The kitchen enjoys a dual aspect and is fitted with an excellent range of units.

Upstairs, there is a stylish family bathroom and two double bedrooms with the principle bedroom running the length of the property.

Outside, the front garden is mainly laid to lawn fronted by a natural stone wall. The rear garden is a particular feature being of a generous size ideal for families or keen gardeners. The majority of the garden is laid to lawn with a pleasant seating area adjacent to the kitchen and sitting room.

LOCATION: Bruton is a small ancient South Somerset town nestling in the foothills of Brue Valley surrounded by unspoilt countryside. The town has retained great charm over the years with many interesting and historical buildings which defines its character. The main industries are agriculture and education with four schools in Bruton. King's School, founded in 1519, Sexey's School and a primary school. Bruton has many thriving groups and societies including a Festival of Arts, Horticultural Show, musical and theatrical productions. It is also now well known by the establishment of the renowned Hauser & Wirth Art Gallery and Mill on the Brue Outdoor Activity Centre. The town has a small range of shops and a range of public houses and restaurants including the award winning 'At the Chapel'. Further local attractions include the National Trust Stourhead House and gardens and The Newt gardens and spa hotel. There are many other charming towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, Wincanton, Sherborne, Shaftesbury and Wells with Bath, Bristol and Salisbury all being in easy reach. Communications are good with a small rail station in Bruton and mainline services at Castle Cary (Paddington) and Sherborne (Waterloo). The A303 a few miles south is the road link to London and Bristol international airport is well within an hours drive.

ACCOMMODATION

Canopy storm porch to:

ENTRANCE HALL: Patterned tiled floor and consumer unit.

SITTING ROOM: 16' x 11'6" (narrowing to 9'5") A light and airy room featuring a natural stone fireplace with polished wood mantle, fireside shelving, two radiators, double glazed window to front aspect and double glazed patio doors opening to the rear garden.

LIVING ROOM: 16' x 9'4" (max) Two radiators, double glazed window to front aspect, two arched recesses, display alcove, cupboard housing Worcester gas boiler, understairs cupboard and archway to:

KITCHEN/DINER: 15'2" x 9'11" Inset 1¼ bowl ceramic sink with cupboard below, further range of matching wall, drawer and base units with work surface over, larder unit, space and plumbing for washing machine and dishwasher, smooth plastered ceiling with downlighters, dual aspect double glazed windows to side and rear aspects and UPVC double glazed door to rear garden.

From the living room stairs to first floor.

FIRST FLOOR

LANDING: Double glazed window to rear aspect and hatch to loft.

BEDROOM 1: 16'5" x 10'8" (narrowing to 7'10") A spacious master bedroom extending the length of the house. Radiator, double glazed windows to front and rear aspects, overstairs cupboard and chimney breast with shelving to one side.

BEDROOM 2: 11'7" x 9'7" Radiator and double glazed window to front aspect.

BATHROOM: Panelled bath with shower over, fitted bathroom cupboards, heated towel rail, smooth plastered ceiling, tiled to splash prone areas and double glazed window to rear aspect.

OUTSIDE

PARKING: There is no off road parking. However, there is on-street parking available on the road.

AGENTS NOTE: The adjoining neighbour has a gated right of access through one section of the rear garden. This property has use of the same right of access via the right hand neighbour (also gated), leading out to the end of the terrace.

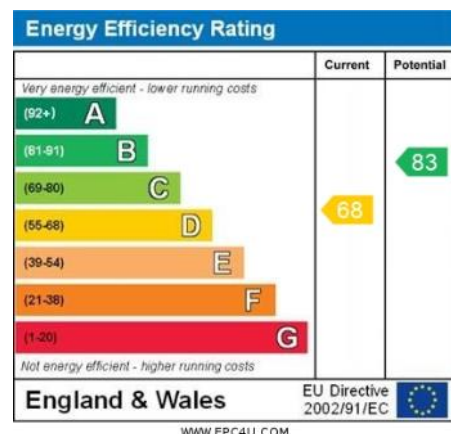
SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: B

VIEWING: Strictly by appointment through the agents.

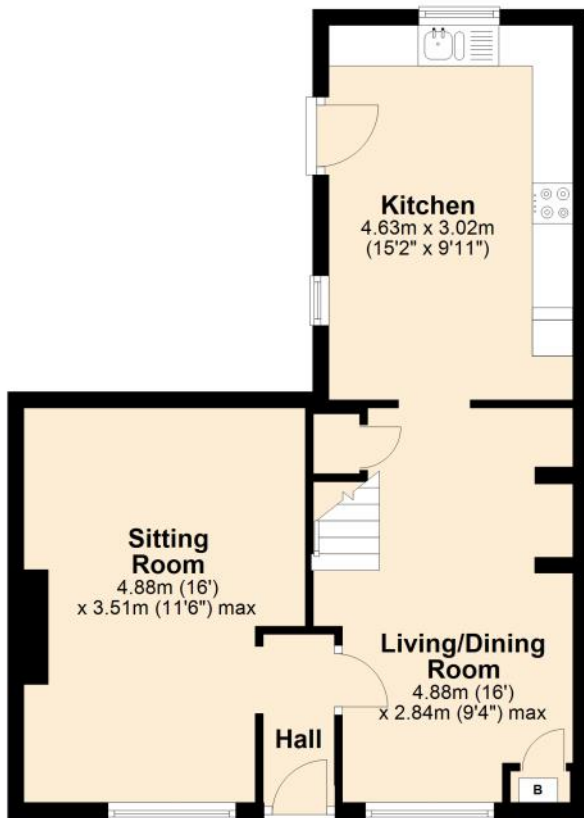
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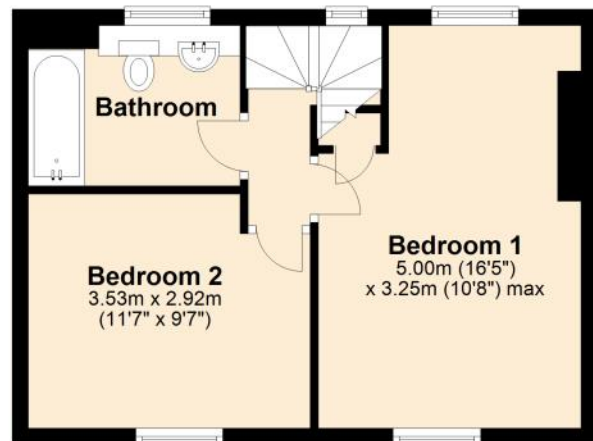
Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



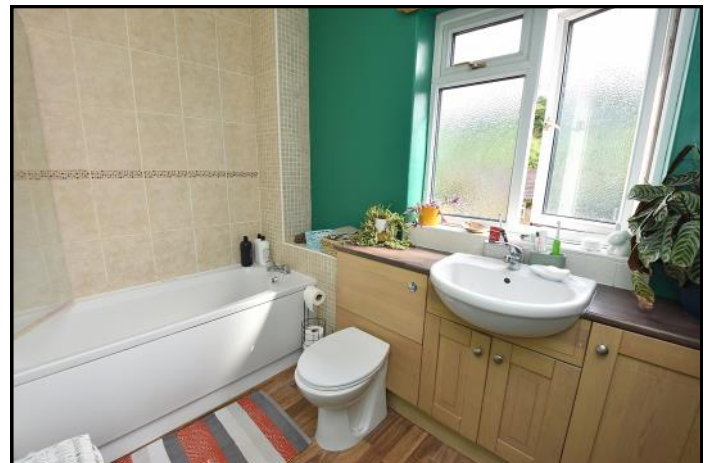
Total area: approx. 81.5 sq. metres (877.1 sq. feet)





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