



HAMBLEDON

ESTATE AGENTS

80 HIGH STREET BRUTON BA10 0AJ



£300,000

- ◆ **ATTACHED PERIOD HOUSE REQUIRING REFURBISHMENT THROUGHOUT**
- ◆ **GENEROUS LIVING ACCOMMODATION (APPROX 1311 SQ FT)**
- ◆ **GARAGE & GARDEN ◆ WITHIN SHORT WALK OF AMENITIES**
- ◆ **THREE DOUBLE BEDROOMS ◆ SITTING ROOM 23' X 14'1"**
- ◆ **LARGE KITCHEN ◆ DOWNSTAIRS WC ◆ NO FORWARD CHAIN**

80 High Street, Bruton, Somerset, BA10 0AJ.

A deceptively spacious attached period town house situated in the heart of Bruton. There is approximately 1311 sq ft of living accommodation featuring a large sitting/dining room with a brick fireplace, cloakroom, entrance hall, kitchen/diner, three double bedrooms and a shower room. There is a garage and garden a short distance from the property. The house requires refurbishment throughout providing the opportunity to create a home to your own taste and style.

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 three 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

Front door to:

ENTRANCE HALL: Radiator, window to side aspect with window seat.

CLOAKROOM: Low level WC and pedestal wash hand basin.

SITTING/DINING ROOM: 23' x 14'1" (max) Brick fireplace with raised hearth, dual aspect window to front and side aspect, exposed ceiling beam and radiator.

KITCHEN: 15'6" x 11'4" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of wall and base units with work surface over, window to side aspect, stable door, brick fireplace and stairs to first floor.

From the kitchen stairs to first floor.

FIRST FLOOR

LANDING: Cupboard housing gas boiler (not tested), storage cupboard and window to side aspect.

BEDROOM 1: 15'5" x 13'7" A light and airy room with radiator, fitted wardrobes and window to front aspect.

BEDROOM 2: 11'3" x 9'5" Radiator and window to side aspect.

BEDROOM 3: 16'2" x 10'11" Radiator and dual aspect windows to side and rear aspects.

SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low level WC and window to side aspect.

OUTSIDE

There is a garage and garden a short distance from the property with vehicular access via Lower Backway and pedestrian access through a neighbouring garden. A small parcel of land is situated within the adjacent property.

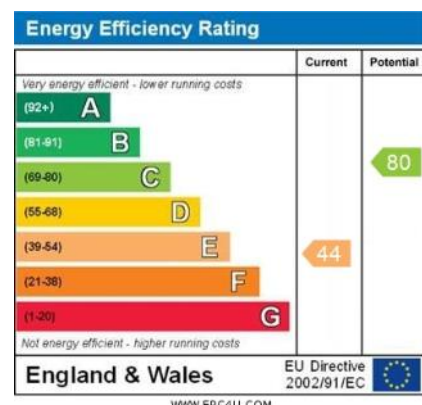
SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: D

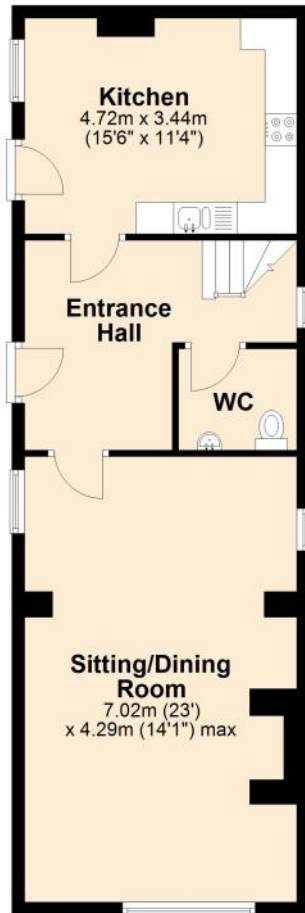
VIEWING: Strictly by appointment through the agents.

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



Approx. 59.7 sq. metres (643.1 sq. feet)

Approx. 59.7 sq. metres (643.1 sq. feet)

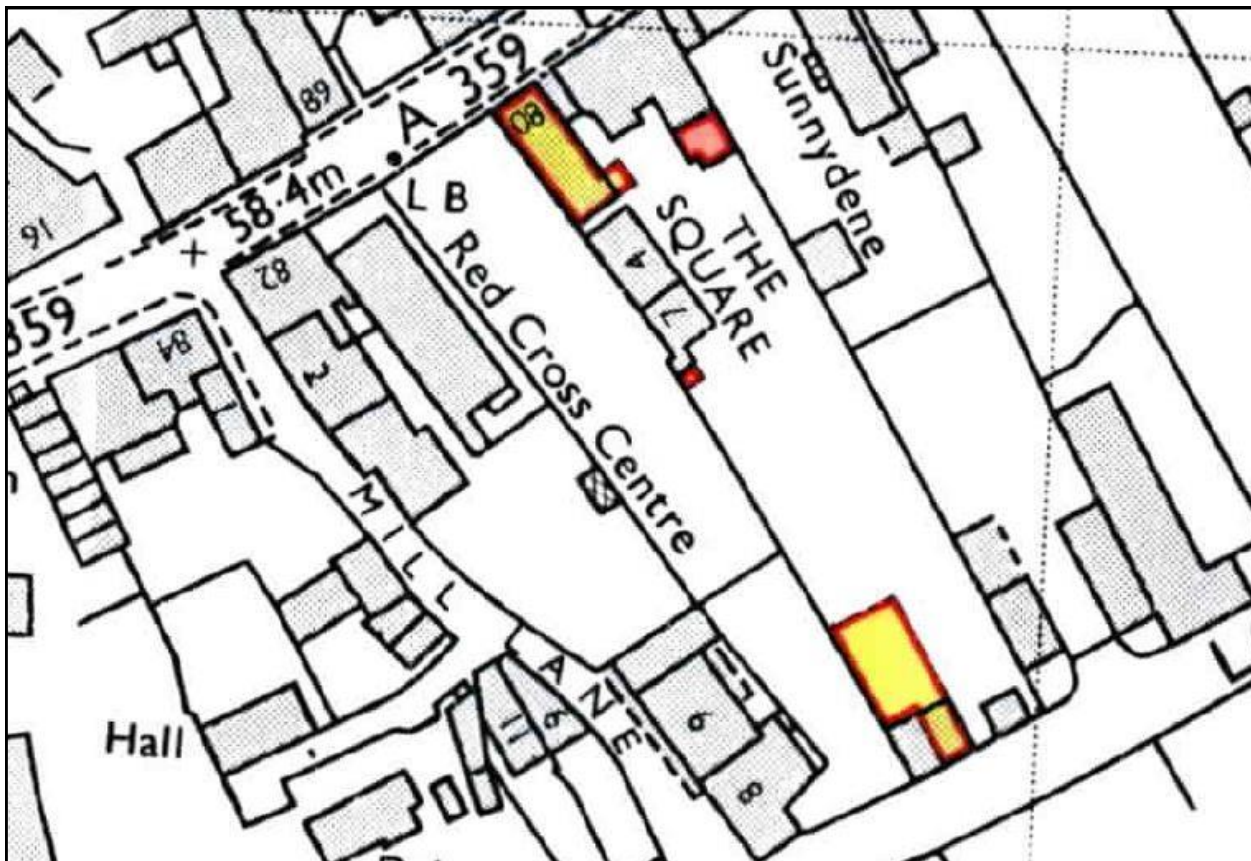


First Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 121.9 sq. metres (1311.6 sq. feet)





HAMBLEDON

ESTATE AGENTS



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. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

