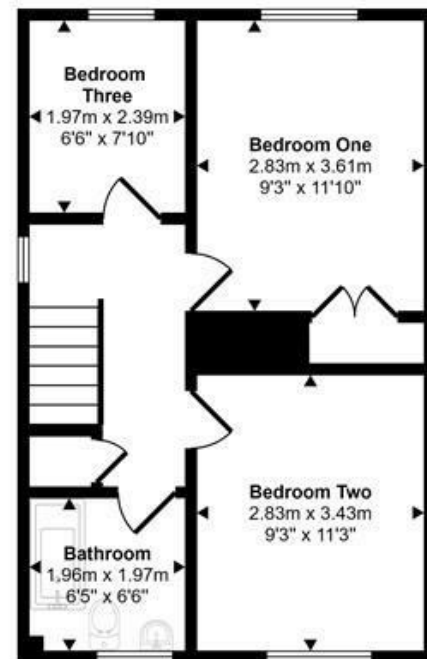


Ground Floor  
Approx 37 sq m / 402 sq ft

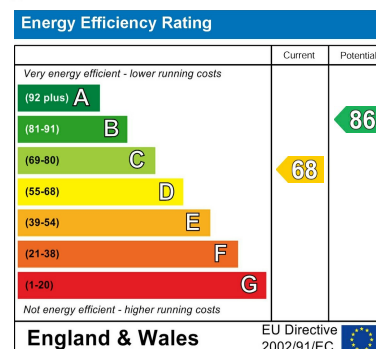


First Floor  
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Tolbury Mill  
Bruton

Asking Price  
£350,000

A fantastic opportunity to purchase a fabulous three bedroom end of terrace family home, situated on the fringe of the town and enjoying rural views from the rear to Alfred's Tower and Stourhead in the distance. The property is a short walk to the centre of Bruton, which is one of England's smallest towns and has a thriving friendly community and is well served with a variety of shops catering for everyday needs, a post office and petrol station. There is a choice of restaurants and cafes, public houses plus a centre for Education and Arts. In addition, the town boasts three highly rated schools, vet, doctor and dentist surgery and the train station is on the Bristol to Weymouth line. This beautifully presented property was built about twenty two years ago and has been the much cherished home to our seller for the past ten years. The property benefits from an end of terrace elevated position and has uPVC double glazing throughout, gas fired central heating and an open fireplace. It is vital that this home be viewed to truly appreciate what it has to offer and how easily it will satisfy many potential buyers needs.

In brief the ground floor accommodation comprises of an entrance hall, sitting room, lobby with WC and kitchen/dining room that opens onto the garden. On the first floor the landing leads to two double bedrooms, one single bedroom and a family bathroom. Outside there is a single garage and allocated parking space and an attractive easy to maintain rear garden.

FREEHOLD - ENERGY EFFICIENCY RATING D





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Ceiling light. Part glazed front door. Coat pegs. Thermostat. Stairs to first floor. Door to sitting room.

#### Sitting Room

Ceiling light. Window to front aspect. Jetmaster open fireplace with slate hearth and fire surround. Wood mantle. Radiator. Power and TV points. Door to lobby.

#### Lobby

Spotlight. Door to WC, kitchen dining room and sitting room.

#### WC

Ceiling light. Obscured window to side. Low level WC. Wall mounted wash basin. Tiled splashbacks. Radiator.

#### Kitchen Dining Room

Spotlights. French doors to garden. Part glazed stable door to garden. Window to garden. Wall and floor mounted units. White sink with mixer tap and drainer. Laminate worksurface. 4 ring gas hob. Integrated oven. Extractor hood and light above. Vaillant gas fired boiler. Space and plumbing for washing machine. Power points. Wood laminate floor.

### First Floor

#### Landing

Ceiling light. Window to side aspect. Wooden bannisters and hand rail. Access to loft. Airing cupboard with slatted shelves and hot water tank. Doors to bedrooms and bathroom.

#### Bedroom One

Ceiling light. Windows to garden and far reaching views. Fitted wardrobes. Radiator. Power points.

#### Bedroom Two

Ceiling light. Window to front. Radiator. Power points.

#### Bedroom Three

Ceiling light. Window to garden with far reaching views. Radiator. Power points.

#### Bathroom

Trio of spotlights. Obscured window to front aspect. Extractor fan. Pedestal wash basin. Low level WC. Panelled bath with shower above. Tiled splashbacks. Glass shower screen. Radiator.

### Outside

#### Parking and Garden

There is a single garage and an allocated parking space a short walk from the property. The attractive enclosed

rear garden is set within a wood panel fence and is mainly laid to lawn with a seating terrace, ideal for outdoor dining and entertaining. There are mature well-stocked borders with roses, honeysuckle, herbs, shrubs and a bay tree and to the rear of the garden is a useful shed. The property benefits from mature trees to the rear of the property. Access to the garden is available via a side gate. To the front of the property are ornamental box bushes, climbing roses and rosemary.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
Gas Fired Central Heating  
Double Glazing  
Mains Drainage  
Freehold

#### Directions

#### From Gillingham Town

Proceed down the High Street bearing right. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right in the direction of Wincanton. Just before getting onto the A303 turn left and go under it. At the junction turn left and then right at the Hunters' Lodge. At the end of this road turn right to Bruton. Continue onto the one way system and turn right to the High Street and bear left to Frome. Proceed up the hill and turn left into Tolbury Mill. Proceed round the development to the green and the property will be found to the right at the top of a cul-de-sac. Postcode BA10 0DY.



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.