

LODESTONE



4 Higher Tolbury





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BA10 0DJ

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Improved semi detached non estate home
- Set on raised ground being south facing
- Gardeners paradise - large mature rear garden
- Quiet, secretive setting, minutes from Bruton High Street
- Super location



Set in a quiet, secretive setting at the end of a no through road this semi-detached property is one of six, built c1950's.

The property has been improved by the current vendor, however, there is still scope to further improve/ extend, subject to necessary planning permission. The property has gas fired central heating and double glazing throughout.

Downstairs, currently, is a living room with French doors opening out to a south facing terrace ideal for breakfast or entertaining, a fitted kitchen lies to the rear elevation, and a rear lobby with a door to the garden and downstairs loo.

Upstairs are two very generous double bedrooms, a good size bathroom and useful attic space.

Outside

Steps lead to a shared pathway and then a large front garden. Stepping stones lead round to the front door at the side. The rear garden is long and secluded, with mature shrubs and plants, a shed, workshop, summerhouse and greenhouse needing a little TLC.





Situation

Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including “At the Chapel” and “The Roth Bar” at the world-renowned Hauser & Wirth Gallery. The town also has a doctors’ surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Mill on the Brue, an award winning outdoor activity centre occupies 25 acres in the heart of Bruton.

There are excellent local independent schools including King’s School Bruton, Bruton School for Girls and also the state owned boarding school, Sexey’s. Bruton has its own primary school and in close proximity are Millfield, Hazlegrove and All Hallows prep schools. For further shopping and recreational activities, Bath, Bristol, Wells, Sherborne and Yeovil are all within an hour’s drive. The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington (approx 2 hours) and also the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.



Directions - (BA10 0DJ) what3words - steam.counters.tablets

Services - Mains gas, electricity, water and drainage

Council Tax Band - B

Local Authority - South Somerset District Council

Tenure - Freehold

Viewing by appointment only

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. PLEASE NOTE LODESTONE HAS SEVERAL PROPERTIES THAT ARE BEING DISCREETLY MARKETED ONLY ON OUR WEBSITE – www.lodestoneproperty.co.uk Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton | Shaftesbury



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Bruton & Shaftesbury

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