

LODESTONE



37 Townsend Park,





37 Townsend Park,

BA10 0JU

Guide Price: £495,000

4 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Stylish detached four bed home tucked away five minutes or so from the centre of Bruton
- Quiet sought after location
- Sitting room with fireplace with wood burner
- Sleek modern kitchen/diner with patio doors to garden
- Utility. g/f clk, main bathroom and ensuite
- Lovely western facing sun terrace
- Garage and parking, good sized garden.
- Modernised and beautifully presented throughout





37 Townsend Park is a stylish detached four-bedroom home located on this highly regarded development only a five minute or so walk from the centre of Bruton. The property has been extensively improved by the current sellers in recent years to include a newly fitted kitchen, refurbished bathrooms family and ensuite and various other improvements.

The accommodation is light and bright and comprises of pleasant reception hall with stairs rising to the first floor, a well-proportioned sitting room with fireplace housing wood burning stove and window to the front elevation, continuing to the rear, there is a sleek white kitchen/ dining with integrated cooking appliances with double doors onto a lovely western facing sun terrace. Adjoining this space is a separate utility, cloakroom and access to the single garage. The garage could offer further accommodation subject to planning and relevant consents.

To the first floor is a spacious landing area, master bedroom with luxury ensuite, three further bedrooms and fresh family bathroom.





Outside

Externally, a driveway provides off road parking leading to the garage. To the rear as mentioned is a lovely sun terrace adjoining the rear with lower terrace with tri- pergola with steps leading down to a lawn with stocked flower and shrub borders. The property has a lovely open aspect to the rear elevation.

Situation

Just a short walk away is Bruton's bustling high street, home to a florist, a pharmacy, and a variety of boutiques. The renowned restaurant "At the Chapel" and the world-famous art gallery "Hauser and Wirth" are both on the doorstep. The pretty market town of Castle Cary is a few miles to the west, and also offers several independent shops, pubs, interiors retailers and a bookstore. Other local attractions include the newly opened country estate "The Newt in Somerset" and Stourhead gardens to the South. Travel connections are good with easy access to the A303 that links London to the West Country. Rail links are excellent with trains from Bruton to Waterloo and Castle Cary to Paddington with travelling time less than two hours.



Schools

Excellent local schools in the area include King's School Bruton and the state boarding school - Sexey's, which has received the highest performing 6th form award in Somerset. Bruton has its own primary school and also in close proximity are Millfield, Hazelgrove and All Hallows prep school.

Local Authority: Somerset Council

Lodestone Property | Estate Agents | Sales & Lettings Wells
| Bruton | Shaftesbury

Directions

Post code BA10 0JU

What three words: stitch.motorist.type

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset

Council Tax Band: E

Guide Price: £495,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Multiple

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: None

Rights and Easements: None

Flood Risk: Very low risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

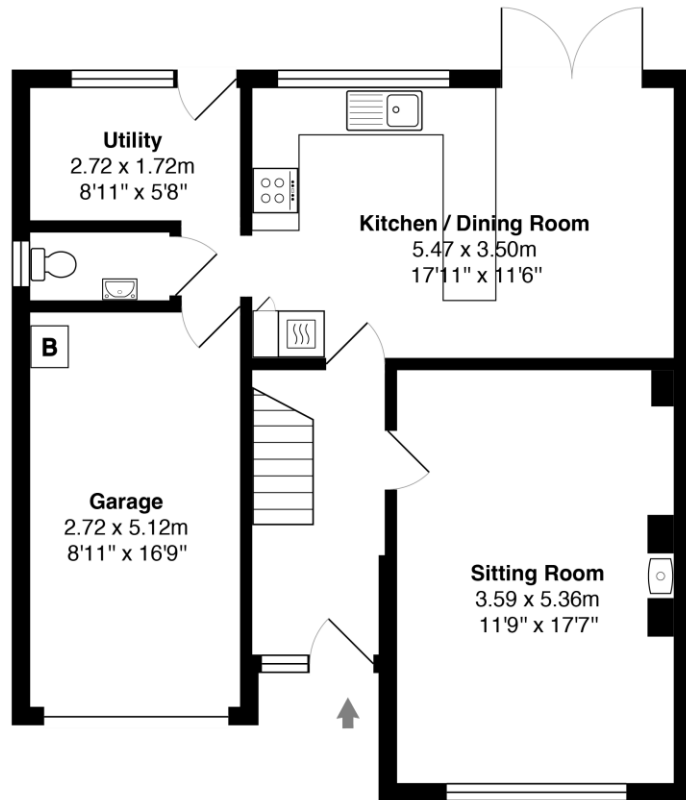
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



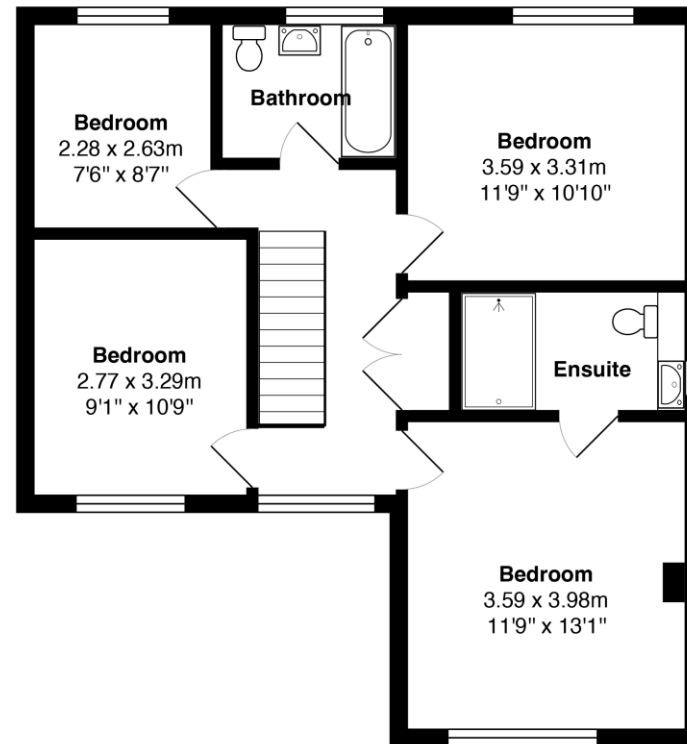
37 Townsend Park, Bruton



Approximate gross internal floor area of main building - 131.6 m² / 1,417 ft²



Ground Floor
Area: 69.3 m² ... 746 ft²



First Floor
Area: 62.3 m² ... 671 ft²

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.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

