

# LODESTONE



Townsend Villa,









## Townsend Villa,

BA10 0HQ

Guide Price: £725,000

4   
Bedrooms

1   
Bathrooms

3   
Receptions

### PROPERTY FEATURES

- Detached 4 bedroom townhouse
- Off Street parking
- Approaching 2000 sq. ft.
- Not listed
- Central Bruton location
- Enclosed garden
- Some updating required









Situated in the heart of Bruton, Townsend Villa is a handsome detached family home within walking distance of the high street and all the amenities it has to offer. A spacious hall opens to a generously proportioned sitting room with a fireplace and French doors that lead outside. A glazed panelled door connects to the dining room at the rear of the house that in turn leads to the kitchen. An attractive bay window allows natural light to fill this room and a door opens to a pretty terrace and the garden. The kitchen comes with fitted units and space beneath extensive worktops for a variety of appliances – there is room here for a kitchen table and chairs for informal dining. Immediately adjacent to kitchen is a convenient utility room with space for all the usual amenities. The ground floor is completed by a second sizeable reception room with access from the kitchen.



Upstairs are four double bedrooms and a family bathroom furnished with both a bath and a shower and traditional fixtures and fittings. A roof terrace or balcony is accessed from the principal bedroom and enjoys views of the garden below. This terrace is a flat roof so in theory has the possibility, with planning permission, to be extended to provide an extra bedroom, office, etc.









### **Outside**

Townsend Villa has a charming and private garden that lies to the rear of the house. A seasoned stone terrace gives way to a delightful area of lawn embellished with a pretty pond and some mature shrubs – a wishing well adds character to this peaceful space! Alongside the property is a shared drive that comes with off street parking for 2 cars and access to the garden. The boundary to the garden is a combination of stone walls and timber fencing.

### **Situation**

Bruton is a fashionable and popular town in the heart of the Somerset countryside. It has a very fine old church, Grade 1 listed almshouses and is home to several well-known restaurants, pubs and bars including “Osip”, “At the Chapel” and “The Roth Bar” at the world-renowned Hauser & Wirth Gallery. The town also has a doctor’s surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Further local attractions include Stourhead House and gardens, The Newt gardens and spa hotel and Babington House.





## Schools

Good local independent schools include King's School Bruton, Bruton School for Girls and also the state-owned boarding school - Sexeys. Bruton also has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep school. For further shopping and recreational activities, Bath, Bristol, Wells 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.

## Directions

Post code BA10 0HQ

What three words: [under.convinces.nimbly](https://www.underconvinces.com)

**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

**Council Tax Band:** E

**Guide Price:** £725,000

**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:** Off Street

### 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:** N/A

**Flood Risk:** Flood Zone 1

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:**

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.

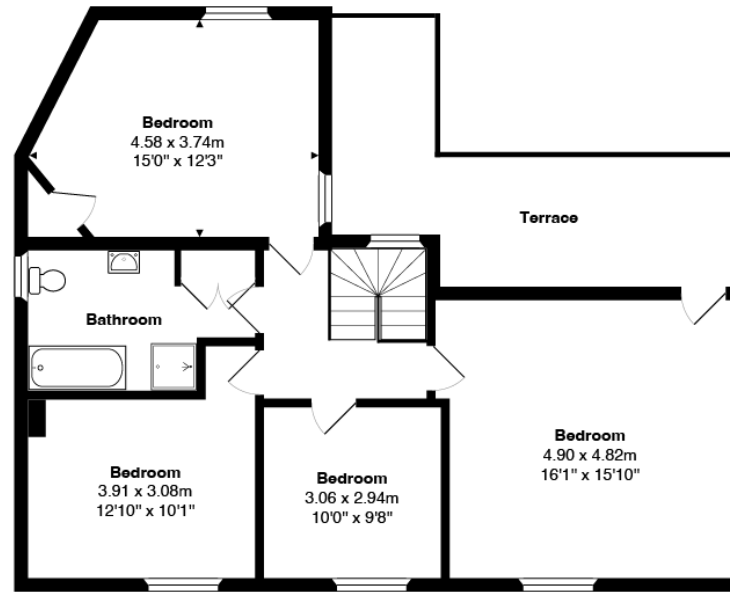
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



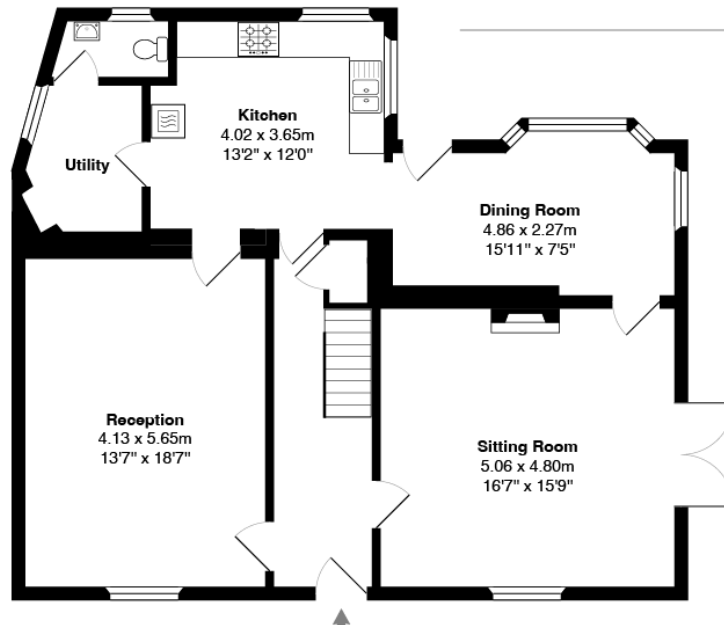




Townsend Villa,  
30 Quaperlake Street,  
Bruton



**First Floor**  
Area: 82.8 m<sup>2</sup> ... 892 ft<sup>2</sup>



**Ground Floor**  
Area: 96.0 m<sup>2</sup> ... 1034 ft<sup>2</sup>



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.



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