

LODESTONE



17 Burrowfield,





17 Burrowfield,

BA10 0HR

Guide Price: £385,000

4 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Extended four bedroom house
- Large garden
- Off road parking for several vehicles
- Garden outbuildings with potential
- Recently fitted kitchen
- Dining Room
- Close to Bruton



17 Burrowfield is a spacious and extended four-bedroom semi-detached family home, conveniently located within walking distance of central Bruton. The current owners have made several updates, including installing a new kitchen, redecorating throughout, adding flower beds in the garden, professionally treating woodworm, and insulating and boarding the loft.

Upon entering the property, the front door opens into a hallway with a versatile room to the side that could serve as a boot room or utility room. This space has been left unfinished, allowing the new owner to customise it according to their needs.

The hallway leads to a cosy sitting room with exposed wooden floorboards and windows looking out to the garden. There is also a generously sized dining room that opens into the newly fitted kitchen.

From the kitchen, a door leads to a small utility room and a downstairs WC, and another door providing access to the rear garden.

Upstairs, a bright and airy landing connects to three double bedrooms and one single bedroom, currently used as an office, along with a family bathroom.

Outside, the property features a spacious driveway offering ample parking for several vehicles. A side pathway leads to the rear garden, which is well-sized and enclosed by fencing. The garden includes flower beds, vegetable patches, a greenhouse, and two outbuildings that offer storage space and the potential for conversion into an office or studio, subject to the necessary permissions.

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.

For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour’s drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton) .

Schools

There are excellent local schools, within walking distance, to include Bruton Primary School, Sexey’s and King’s School Bruton.



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 profession confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quote 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. Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton | Shaftesbury

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: B

Guide Price: £385,000

Tenure: Freehold

PART B

Property Type: Semi-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 Central Heating

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 Road

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: tbc

Flood Risk: Low risk

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

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.



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Bruton & Shaftesbury

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