

LODESTONE



4 Higher Tolbury, Bruton





4 Higher Tolbury, Bruton

BA10 0DJ

Guide Price: £320,000

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Lovely bright non estate home in quiet, tucked away spot minutes from central Bruton
- Possibility to extend subject to appropriate planning permission
- Gardeners' paradise - large mature rear garden
- Plenty of improvements carried out by the present vendor with still a little further scope
- Lovely walks on the doorstep
- Pretty views over Bruton



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

Postcode: BA10 0DJ

What.3.Words: [///steam.counters.tablets](http://steam.counters.tablets)

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:

Guide Price: £320,000

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 (Mains)

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: One designated parking space

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: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding

Coastal Erosion Risk: N/A

Planning Permission: There are no planning permissions currently associated with this property.

Accessibility/Adaptations: N/A

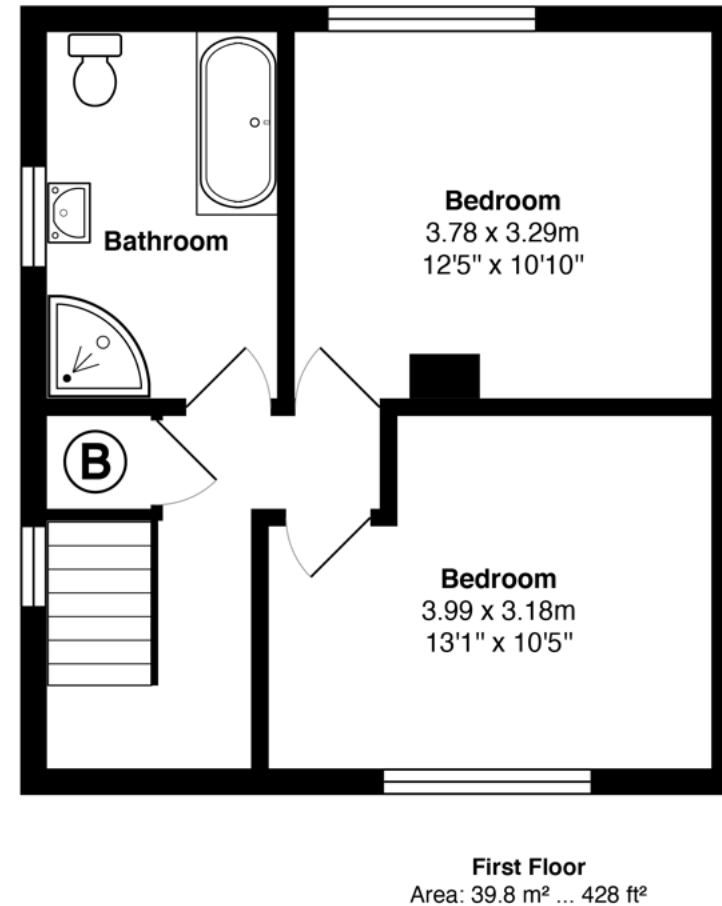
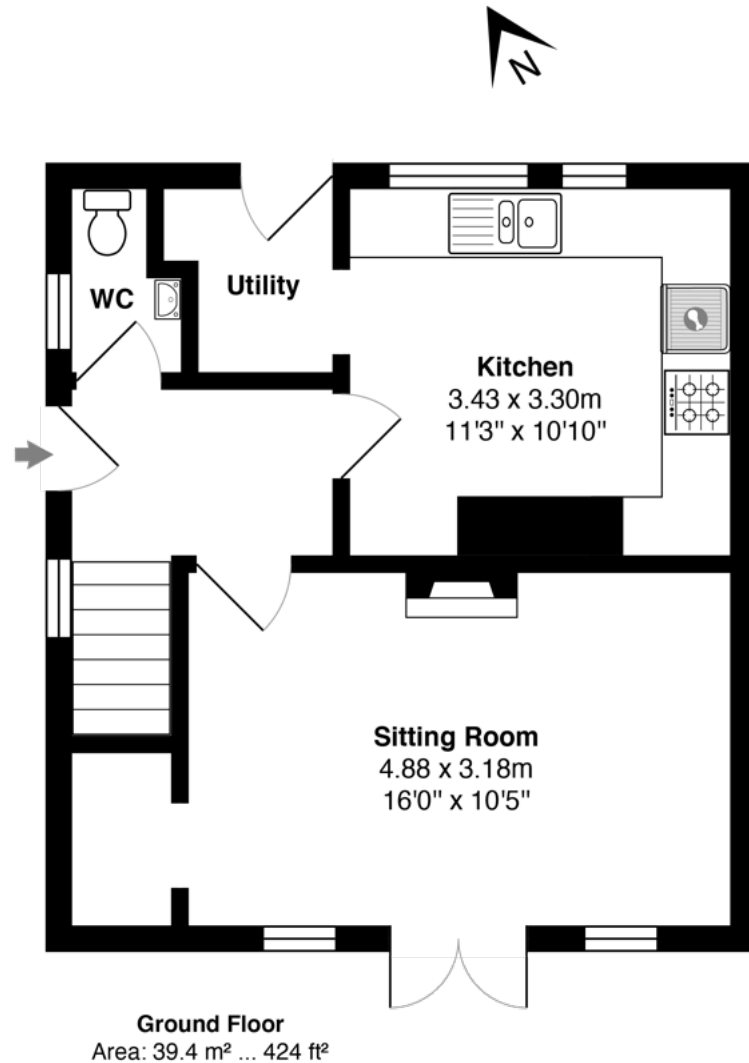
Coalfield Or Mining Area: N/A

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.

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Approximate gross internal floor area of main building - 79.2m² / 852 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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

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