

LODESTONE



7 Cole Road, Bruton, BA10 0DA





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Guide Price: £255,000

4 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Well presented mid terrace house
- Three/four bedrooms
- Open plan downstairs living
- Two bathrooms
- Large garden
- Walking distance to shops
- Quiet residential road





A beautifully presented three-four bedroom home, ideally located just a short stroll from Bruton High Street and the highly regarded Sexey's School, and situated on a quiet residential road, set back from the main road.

This charming mid-terrace property has been thoughtfully updated by its current owners and offers stylish, flexible living across three floors.

The front door opens into a hallway, with stairs rising to the first floor and a door leading into the open-plan living space. This generous, dual-aspect room is filled with natural light and features a cosy wood-burning stove, creating a warm and inviting atmosphere.

The fitted kitchen is well-appointed with a range of wall and base units, and there's ample space for a dining table—perfect for family meals or entertaining friends.

A door from the kitchen leads out to the garden, and a useful downstairs w.c completes the ground floor.

On the first floor are two double bedrooms and a family bathroom. One of the bedrooms—currently used as a second sitting room—features an attractive original fireplace. The landing is particularly noteworthy, with its large window drawing in light and offering the ideal nook for a reading chair or quiet workspace.

Stairs from the landing rise to the top floor, where you'll find a double bedroom with its own en suite shower room. A further room—currently used as a dressing area—could equally serve as a fourth bedroom, nursery, or study, and includes eaves storage.





Outside

To the rear of the house is a substantial, mature garden—an absolute haven for keen gardeners. Mostly laid to lawn with established borders, there is ample scope to create vegetable beds or more formal planting areas. At the far end, the garden backs onto woodland, creating a peaceful and secluded green oasis with elevated views.

To the front, there is private off-street parking, and the quiet nature of Cole Road makes it a safe environment for families, with very little passing traffic.

Location

Bruton is one of Somerset's most sought-after towns, with a vibrant high street, excellent schools—including Sexey's, Bruton School for Girls and King's School—and a flourishing arts and food scene, including the renowned Hauser & Wirth gallery.

Cole Road is perfectly positioned for enjoying all that the town has to offer, while also providing a sense of privacy and community.

Directions

Postcode: BA10 0DA

Viewing by appointment only

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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: £255,000

Tenure: Freehold

PART B

Property Type: Terraced

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 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:

Flood Risk: Very Low

Coastal Erosion Risk: N/A

Planning Permission: NA

Accessibility/Adaptations: NA

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

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.





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

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