

LODESTONE



7 Providence Place, Bruton





7 Providence Place

BA10 0AZ

Offers in Excess £300,000

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Pretty two-bedroom cottage
- Private parking
- Garden with studio
- Walking distance into town
- Character features
- Attic room



7 Providence Place is one of a delightful row of cottages tucked away in a quiet enclave just behind Bruton's bustling high street.

Retaining much of its original character, the property has been sympathetically updated to provide flexible, well-presented accommodation in the heart of the town.

The traditional wooden front door opens into a welcoming sitting room full of period charm, with its original flagstone floor, a woodburning stove set within the fireplace, and a painted wood-turned staircase tucked neatly in the corner. French doors open onto the rear garden, while three small front windows bring in plenty of natural light.

The galley kitchen is fitted with tongue-and-groove painted cabinets, wooden worktops and a classic white sink. Integrated appliances include an electric cooker and hob, a dishwasher, with space provided for a washing machine and under-counter fridge/freezer.

At the far end, a useful lobby leads out to the garden through a stable door and also gives access to the shower room. Finished with a modern white suite and dual-aspect windows, this stylish space is fully tiled.

Upstairs, there are two bedrooms with stripped floorboards, one featuring an attractive cast-iron fireplace. The smaller bedroom includes a wooden ladder staircase leading up to a versatile attic room with a Velux window and generous storage, currently used as additional sleeping accommodation.



Outside

The cottage is approached along a footpath at the front.

To the rear, a long garden is laid out with terraced lawns edged by flower borders, leading up to a paved seating area that provides the perfect spot for outdoor dining. At the end of the garden sits a modern, light-filled garden room, ideal for use as a studio or home office or extra sleeping accommodation.

Directly opposite the cottage is a private parking space for one vehicle.

Situation

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

Directions

Postcode: BA20 0AZ

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: C

Offers in Excess of: £300,000

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: On 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: N/A

Rights and Easements: N/A

Flood Risk: Low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

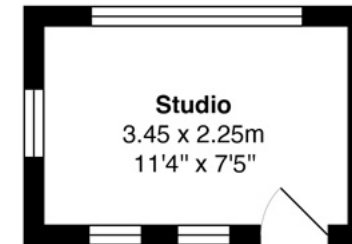
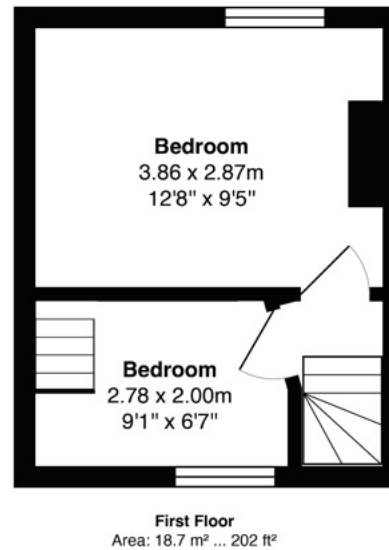
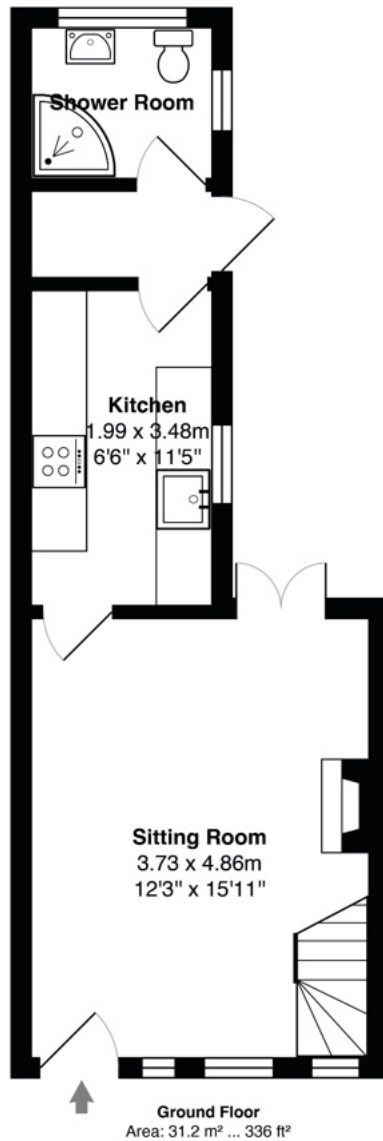
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

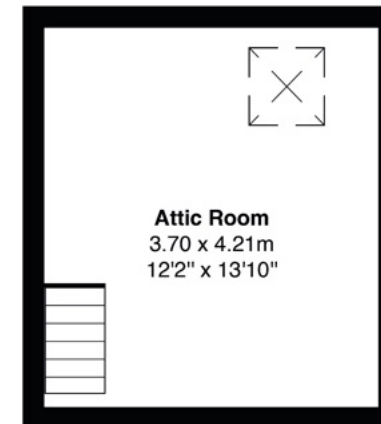
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Approximate gross internal floor area of main building - 65.7 m² / 706 ft²



Area: 7.8 m² ... 84 ft²



Second Floor
Area: 15.6 m² ... 168 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.



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