



Connells

Cole Road
Bruton



Property Description

Connells present this brilliant 4-bedroom mid-terraced home to the market located in the gorgeous and popular town of Bruton, Somerset. The property comprises a well-sized living space adorned with a log burner and an excellent and recently updated kitchen/dining space. This leads through into the large outside space, which is separated into different areas, one of which being a studio currently being utilised as an art space, but suitable for many other uses. The accommodation spans over 3 floors, the third floor being a converted loft space which produces a sizeable master bedroom complete with a full ensuite bathroom. The property offers some scope for improvement which leaves buyers the opportunity to make it their own.

Entrance Hall

The entrance hall houses the consumer unit.

Lounge

14' 10" max x 11' 9" max (4.52m max x 3.58m max)

The lounge has a double glazed window to the front of the property as well as a log burner and a radiator.

Kitchen

17' 11" max x 8' 10" max (5.46m max x 2.69m max)

The kitchen has a double glazed window to the rear of the property. It has both wall and base units, an integrated gas hob, integrated double oven, gas boiler, sink and drainer, and understairs storage. The kitchen has space for a washing machine, dishwasher, tumble dryer and fridge freezer.

First Floor

Landing

The first floor landing has a smoke alarm and a thermostat.

Bedroom 2

11' 2" max x 11' 8" max (3.40m max x 3.56m max)

Bedroom 2 has a double glazed window to the front of the property and a radiator.

Bedroom 3

11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom 3 has a double glazed window to the rear of the property and a radiator.

Bedroom 4

6' 8" x 5' 6" (2.03m x 1.68m)

Bedroom 4 has a double glazed window to the front of the property and a radiator.

Bathroom

The bathroom has a double glazed frosted window to the rear of the property. It has a WC, hand wash basin and base cabinets, a bath with an overhead shower, a radiator, and an extractor fan.

Second Floor

Bedroom 1

15' 3" max x 12' 6" max (4.65m max x 3.81m max)

Bedroom 1 has two double glazed windows to the rear of the property, a radiator and two eaves storage cupboards.

En Suite

The en suite has a double glazed frosted window to the rear of the property. It has a WC, hand wash basin with base cabinets, a bath with an overhead shower and an extractor fan.

Outside

Front Garden

The front garden has gravel with a shed, fence and mature shrub borders with paved steps to the front door. It has off-street parking at the front of the property.

Rear Garden

The rear garden is gravel to a decked space with steps to a large lawn area. It has a powered art studio / outbuilding, fence and mature shrub borders and a gate either side for access with bins.

Outbuilding

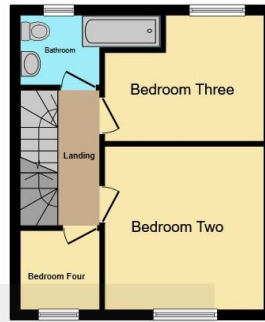
15' 5" x 7' 4" (4.70m x 2.24m)

The outbuilding has a double glazed double door to the rear garden and power.

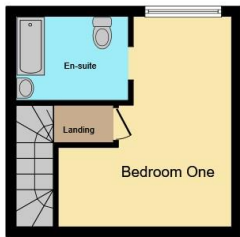




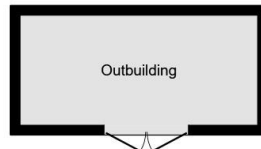
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: D

view this property online connells.co.uk/Property/GIL306018



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL306018 - 0002