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ESTATE AGENTS



53 Cuckoo Hill , Bruton, BA10 0AF

A rare opportunity to acquire a shared ownership property currently at 40% owned by the seller. The property is located in a popular residential area on the edge of the highly sought after town of Bruton. EPC Rated C

40% Shared ownership £104,000 Leasehold

Council Tax Band: C

53 Cuckoo Hill

, Bruton, BA10 0AF



DESCRIPTION

The property is entered via an entrance hall with stairs rising to the first floor and doors leading to the kitchen, living room and WC. The kitchen/breakfast room is dual aspect and benefits from a range of modern base and wall mounted units with a built in electric oven, electric hob, cooker hood, sink unit and space for additional appliances, a door leads to the rear garden. The living room is a spacious dual aspect room.

On the first floor the landing has an airing cupboard. There are three generously proportioned bedrooms and a family bathroom comprising a white suite, with a shower over the bath. Outside there is a small area of front garden. The rear garden comprises a patio area to the immediate rear and steps leading up to the lawn. A gateway leads to the parking area with spaces for two vehicles.

SITUATION

Bruton is an ancient town, rich in heritage dating back to Saxon times. The river Brue passes through the town which provides a variety of

everyday amenities including a doctor's surgery, a pharmacy, butchers, general stores and a post office. The population is around 2,500 and Bruton boasts an up and coming reputation with a recently built art centre.

Other towns within commuting distance from the property include the Georgian City of Bath, trendy Frome and the regional centre of Yeovil. The Cathedral City of Wells and the historic town of Sherborne with its famous Abbey and Castles are also nearby. There are excellent Schools in the area with a primary school in Bruton. State secondary schools include King Arthur's in Wincanton and Ansford School in Castle Cary, as well as the highly regarded Sexey's School in Bruton itself. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.

There are excellent communications with the A303 within a 15 minute drive providing good road access to London and the South West. There are also excellent rail links with stations in Bruton, Castle Cary and Templecombe. Bristol and

Bournemouth Airports are also within a comfortable driving distance.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Air Source Heat Pump Central Heating.

Council Authority: Somerset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order

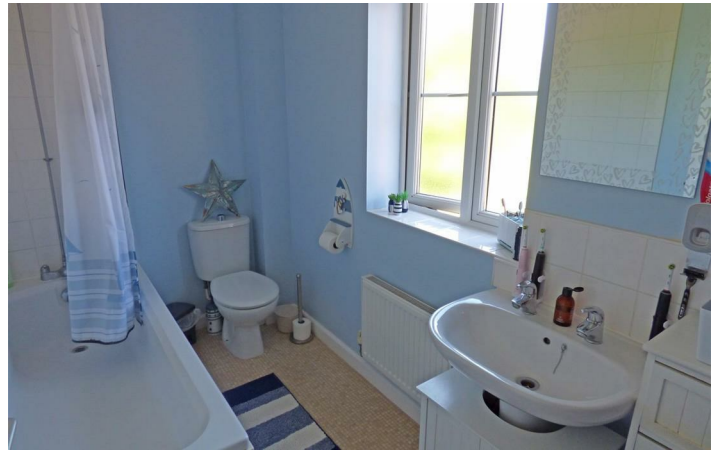
Energy Performance Certificate: Rated: C

Rent: Rent of £413 payable to Abri Homes. Buyer must also be qualified by Abri Homes and demonstrate a local link. Buyer is able to increase ownership to 80% subject to agreement.



Directions

When entering Bruton follow the one way system then bear right onto the (Quaperlake Street) A359. Continue on the A359 as if you were leaving towards Frome and Cuckoo Hill is the last development on the right hand side. Follow the road down where the property can be found on the right opposite The Green.



Floor Plan

Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 80.9 sq. metres (871.0 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	