



# Flat 3, Bruton House

1 Patwell Street, Bruton, Somerset, BA10 0EQ

## 1 Bedroom Second Floor Flat

An attractive second floor flat, which enjoys far reaching views across the charming town of Bruton, including a stunning outlook toward the historic Bruton Dovecot. Light-filled and thoughtfully arranged, the flat offers a perfect blend of character and comfort.

**£750 per calendar month | Available June 2025**

t. 01747 356099

w. [fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)



**Flat 3, Bruton House**  
**1 Patwell Street**  
**Bruton**  
**Somerset**  
**BA10 0EQ**

### Description & Location

Flat 3 is located on the second floor of number 1 Patwell Street, in the heart of the sought-after town of Bruton. Bruton is a small, friendly Saxon town in south-east Somerset with the River Brue flowing through its heart. It is full of fascinating architectural gems, including the Packhorse Bridge, St Mary's Church, Sexey's Hospital and the Dovecote, and is a popular place in which to live, work and relax.

### Accommodation

The property has a communal entrance with individual door buzzers.

Accommodation comprises:-

#### OPEN PLAN KITCHEN / LIVING ROOM

With electric cooker, hob, extractor fan, washer/dryer and fridge/freezer.

#### BEDROOM

A light double room

#### BATHROOM

With shower over bath

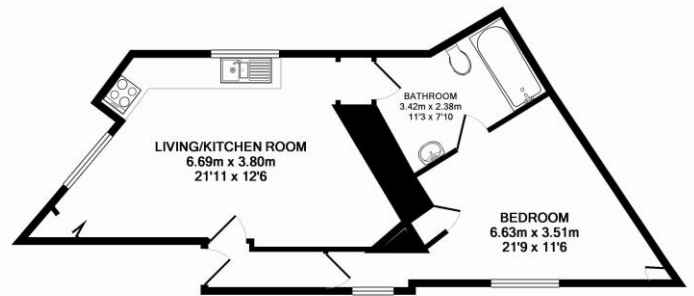
### EPC

The cottage has an EPC rating 'D58'.

### Photos



### Floorplan



TOTAL APPROX. FLOOR AREA 42.6 SQ.M. (459 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.  
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### Services and Utilities

Mains electricity and mains water. The property is heated via a number of storage heaters.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Openreach and Gigaclear being the only providers. Mobile phone signal is likely. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

### Fees, Charges & Terms

The rent is £750pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £165 is payable to secure the property (see further details and conditions in our fee summary) and £865 is payable as a security deposit.

Council Tax Band A – Somerset Council.

### Availability

The property is available from June 2025.

### Restrictions

No pets and no parking.

### Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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