



**Connells**

Priory Mead  
Bruton



### Property Description

Connells are delighted to present this three bedroom semi-detached home situated in the popular Somerset town of Bruton and offered to the market with no onward chain. This property presents an excellent opportunity for buyers to put their own stamp on a home.

The accommodation comprises an entrance hall, a bright lounge with direct access to the rear garden and a kitchen with an integral door leading to the garage/storage room. Upstairs, there are two double bedrooms and a single bedroom, with bedroom 1 benefiting from an integrated double wardrobe and bedroom 2 featuring an integrated single wardrobe. The family bathroom is fitted with a bath and shower attachment.

Outside, the rear garden is laid to patio and lawn, creating a pleasant space for relaxing or entertaining, with a gate providing access to the front of the property. To the front, there is driveway parking, a lawned garden and a patio path leading to the entrance. The garage/storage room benefits from two front doors and offers useful storage space or potential for a variety of uses.

Bruton is renowned for its amenities, schools, independent shops, cafes and mainline rail links, making it a highly desirable place to live. Viewing is highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Ground Floor

#### **Entrance Hall**

The entrance hall has a radiator, alarm system and a thermostat.

#### **Lounge**

The lounge has a window to the rear of the property, a sliding door to the rear garden, two radiators and a TV point.

#### **Kitchen**

The kitchen has a window to the front of the property. It has both wall and base cabinets, a sink and drainer, an oven, cooker hood, a radiator, a door to the garage/storage and space for a dishwasher and an under the counter fridge. The kitchen houses the boiler.



## **First Floor**

### **Landing**

The landing has an airing cupboard and a loft hatch.

### **Bedroom 1**

Bedroom 1 has two windows to the rear of the property, a radiator and an integrated double wardrobe.

### **Bedroom 2**

Bedroom 2 has a window to the front of the property, a TV point, radiator and an integrated single wardrobe.

### **Bedroom 3**

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

### **Bathroom**

The bathroom has a frosted window to the front of the property. It has a WC, hand wash basin, a bath with a shower attachment and a radiator.

## **Outside**

### **Front Garden**

The front garden has a driveway, a path to the front door, is mainly laid to lawn and offers access to the rear garden.

### **Rear Garden**

The rear garden is patio to lawn. It has wall and fence borders, a shed and a side gate offering access to the front of the property.

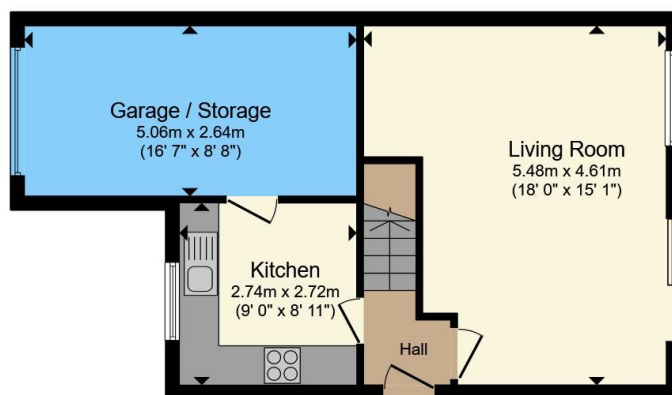
### **Garage / Storage**

The garage / storage has two doors to the front of the property, a TV point, a radiator and the consumer unit.

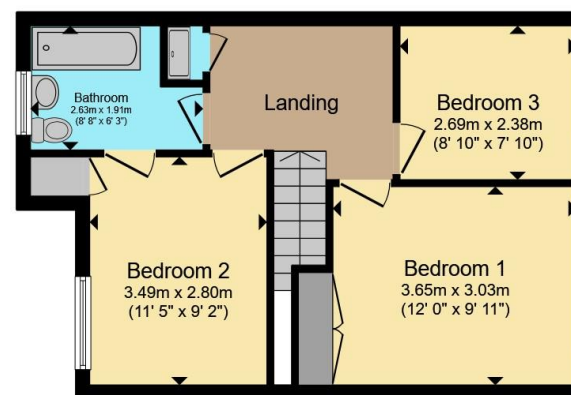








**Ground Floor**



**First Floor**

Total floor area 89.7 m<sup>2</sup> (965 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL306605](http://connells.co.uk/Property/GIL306605)**



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.

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