

3 Plox Green

Godminster Lane, Bruton, Somerset, BA10 0EY

2 Bedroom Ground Floor Flat

A newly refurbished, spacious apartment benefitting from off road parking and garden in the sought after town of Bruton.

£995 per calendar month | Available Now

t. 01747 356099

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RICS

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Fowler Fortescue
RURAL ASSET MANAGEMENT

Flat 3, Plox Green
Godminster Lane
Bruton
Somerset
BA10 0EY

Description/Location
3 Plox Green is a spacious 2 bedroom ground floor flat in the sought-after town of Bruton. The flat offers a private garden to the rear and allocated parking for one vehicle. The flat has recently been redecorated throughout, including new flooring and new bathroom.

Bruton is a small friendly Saxon town in south-east Somerset with the River Brue flowing through the centre. It is full of fascinating architectural gems, including the Packhorse Bridge, St Mary's Church, Hugh Sexey's Hospital and the Dovecote, as well as restaurants, pubs, independent boutique shops and convenience stores.

Accommodation

The front door leads to a small entranceway with steps down into the hallway, benefitting from a large storage cupboard.

KITCHEN
With fitted units, space for oven and fridge/freezer and door into the back garden.

SITTING ROOM
A good sized living area with large windows looking out onto the garden.

BEDROOM 1
A large double bedroom to the front of the property.

BEDROOM 2
A small double or good sized single room.

BATHROOM
With walk in double shower, hand wash basin and WC

Outside
There is a small garden to the rear, with a patio area abutting the building. There is allocated parking within the communal carpark, for 1 vehicle.

EPC
The flat has an EPC rating of C78.

Services
The property is heated via mains gas central heating, with mains electric, water and drainage.

Ofcom indicates there is ultrafast broadband (up to 1000Mbps) available to the property. Mobile phone signal is good inside and out. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Local Authority
Council Tax Band 'B' – South Somerset Council

Terms
The rent is £995 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £225 is payable to secure the property (see further details and conditions in our fee summary) and £1145 is payable as a security deposit.

Restrictions
Pets by application.

Availability
The property is available now.

Photos






Viewings
Strictly by prior appointment through Fowler Fortescue.

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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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

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