



# HAMBLEDON

ESTATE AGENTS

## **1 HIGHER TOLBURY BRUTON BA10 0DJ**



### **£310,000**

- ◆ SEMI DETACHED HOUSE IN DESIRABLE A LOCATION
- ◆ SHORT WALK TO THE HIGH STREET SHOPS
  - ◆ CLOSE TO COUNTRYSIDE WALKS
  - ◆ THREE BEDROOMS ◆ SITTING ROOM
- ◆ DOWNSTAIRS WC & BATHROOM ◆ SOME UPDATING REQUIRED

# 1 Higher Tolbury, Bruton, BA10 0DJ

This three-bedroom semi-detached house is ideally located just off St Catherines Hill, within easy reach of the High Street and delightful countryside walks. While the property would benefit from some updating, it offers an excellent opportunity to create a home finished to your own taste in a sought-after location.

The property enjoys generous off-road parking, a detached garage currently converted into a workshop, and a landscaped, terraced garden. Inside, the entrance hall leads to a bright and airy sitting room with three double-glazed windows, filling the space with natural light. The kitchen is fitted with a range of units and provides ample room for a breakfast table, making it a perfect space. For family meals. Completing the ground floor accommodation are a bathroom and a separate cloakroom.

Upstairs, there are three well-proportioned bedrooms, each enjoying a pleasant outlook.

In summary, this property represents a wonderful opportunity to acquire a spacious home in a desirable area, with plenty of scope to modernise and make it your own.

**LOCATION:** Bruton is a small ancient South Somerset town nestling in the foothills of Brue Valley surrounded by unspoilt countryside. The town has retained great charm over the years with many interesting and historical buildings which defines its character. The main industries are agriculture and education with three schools in Bruton. King's School, founded in 1519, Sexey's School and a primary school. Bruton has many thriving groups and societies including a Festival of Arts, Horticultural Show, musical and theatrical productions. It is also now well known by the establishment of the renowned Hauser & Wirth Art Gallery and Mill on the Brue Outdoor Activity Centre. The town has a small range of shops and a range of public houses and restaurants including the award winning 'At the Chapel'. Further local attractions include the National Trust Stourhead House and gardens and The Newt gardens and spa hotel. There are many other charming towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, Wincanton, Sherborne, Shaftesbury and Wells with Bath, Bristol and Salisbury all being in easy reach. Communications are good with a small rail station in Bruton and mainline services at Castle Cary (Paddington) and Sherborne (Waterloo). The A303 a few miles south is the road link to London and Bristol international airport is well within an hours drive.

## ACCOMMODATION

UPVC double glazed front door to:

**ENTRANCE HALL:** Stair to first floor and double glazed window to side aspect.

**SITTING ROOM:** 15'11" x 10'5" A light and airy room with three double glazed windows to front aspect, stone fireplace with polished wood mantel and archway to understairs recess, ideal as a small study area.

**KITCHEN:** 11'3" x 10'9" Inset single drainer sink unit with cupboard below, further range of wall and base units with work surface over, two double glazed windows to rear aspect, coved ceiling, space and plumbing for washing machine, wall mounted gas boiler, larder unit and fitted shelving.

**BATHROOM:** Bath with mixer tap and shower attachment, pedestal wash hand basin, coved ceiling and fully tiled walls.

**CLOAKROOM:** Low level WC, wash hand basin, fully tiled walls and double glazed window to side aspect.

From the entrance hall stairs to first floor.

## FIRST FLOOR

**LANDING:** Gas convector heater, double glazed window to side aspect, hatch to loft and over stair cupboard.

**BEDROOM 1:** 12'4" x 10'10" Coved ceiling and double glazed window overlooking the rear garden.

**BEDROOM 2:** 13'1" x 10'6 (max) Coved ceiling and double glazed window to front aspect.

**BEDROOM 3:** 10'10" x 6'9" Coved ceiling and double glazed window to side aspect.

## OUTSIDE

This is a particular feature enjoying a good size garden and generous off road parking. The front garden is mainly laid to lawn fronted by a mature hedge and low natural stone wall. A pathway leads to a landscaped rear garden with various seating areas. The garage has been turned into a workshop by adding a partition wall with some space left behind the up and over door for storage and bikes. There is also a useful brick shed 9'3" x 5'5".

**SERVICES:** Mains water, electricity, drainage, gas and telephone all subject to the usual utility regulations.

**TENURE:** Freehold

**COUNCIL TAX BAND:** B

**VIEWING:** Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

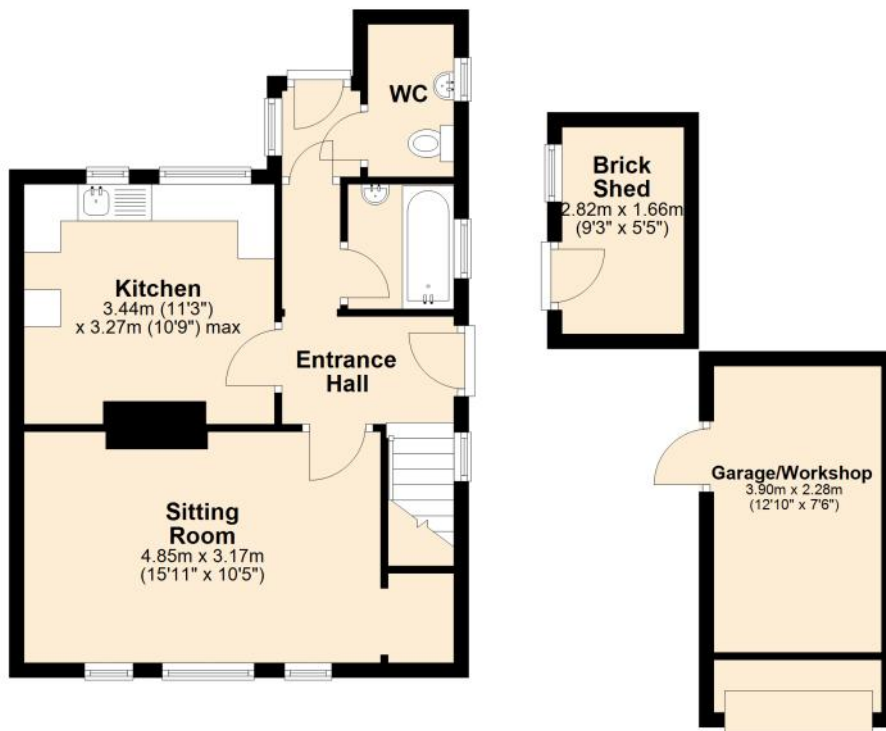
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

NB The EPC rating has the potential to be elevated to D by the installation of insulation in the loft and a new boiler.



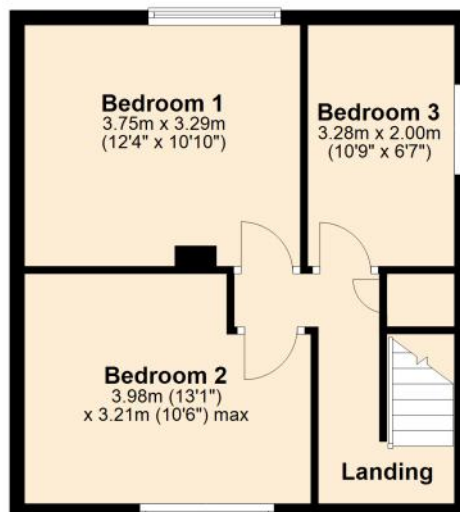
**Ground Floor**

Approx. 43.8 sq. metres (471.2 sq. feet)



**First Floor**

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.4 sq. feet)



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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

