

# Vineys Yard

Bruton, BA10 0EU

COOPER  
AND  
TANNER



## £135,000 Leasehold

A well proportioned one bedroom first floor apartment in the very popular town of Bruton. Ideal for first time buyers or investors or simply those looking for a convenient bolt-hole in this sought after location. NO ONWARD CHAIN.

# Vineys Yard

## Bruton

### BA10 0EU

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## £135,000 Leasehold

### ACCOMMODATION

You enter the building via a bridge leading to the first-floor landing. From here, the front door opens into a hallway that provides access to the main accommodation. Immediately to the right is a well-proportioned bathroom, featuring a hand wash basin, low-level WC, and a bath with a shower over. The room also benefits from a window for ventilation. Continuing along the hallway, the bedroom is located on the left. This is a generous double room, offering ample space for a double bed and additional furniture. The main living/dining area is bright and spacious, with dual-aspect windows allowing for plenty of natural light. There is sufficient room for both living room furniture and a small dining table and chairs. This area flows through to the kitchen, which is fitted with a range of base and eye-level units and includes space for essential white goods such as a cooker, fridge/freezer, and washer/dryer. (Existing appliances may remain in situ.)

### OUTSIDE

The property benefits from access to communal seating and garden areas around the building and is only a short walk into the centre of town. There is one allocated parking space in the adjoining car park for the apartment.

### SERVICES

Mains electric, water and drainage are connected. The property benefits from electric fired heaters which have been recently replaced with top energy efficient functionality. Council tax band A. There is an annual service/maintenance charge of £1200 and annual ground rent of £100. The service charge is reviewed annually. There are 89 years remaining on the lease.

### LOCATION

Bruton is a small ancient Somerset town nestling in the foothills of the Brue Valley, surrounded by unspoilt countryside and has the benefit of a railway halt in the town itself and good Inter-City services close by at Castle Cary. The town has retained a charming character over centuries of changes from pre-Doomsday to the present and is steeped in history. Bruton has a range of facilities including supermarkets, bank, post office, health centre, library, schools, inns and church and art galleries.

### VIEWING ARRANGEMENTS

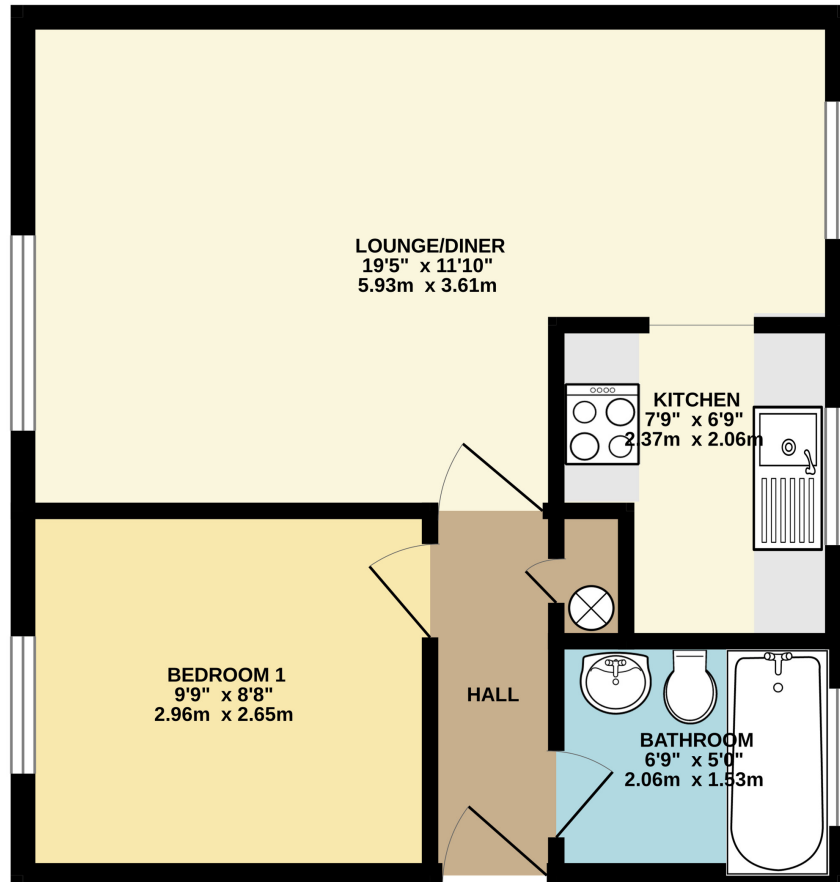
Strictly through prior arrangement with Cooper and Tanner on 01963350327. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).







GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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