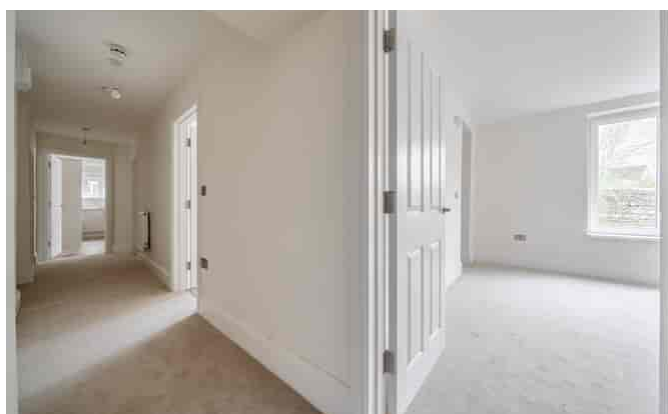


High Street

Butleigh, BA6 8SZ

COOPER
AND
TANNER



Asking Price Of £280,000 Leasehold

Situated on the ground floor within a bespoke development of five individually designed apartments, this bright and modern property offers a rare opportunity to own a superbly presented, low maintenance home in a sought after village setting. A perfect first time buy, holiday home or lock-up and leave for busy lives.

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BA6 8SZ



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EPC C

Asking Price Of £280,000 Leasehold

DESCRIPTION:

Accessed from the ground floor lobby, apartment number one opens initially to a spacious reception hall with large recesses that provide great space for fitted or freestanding storage furniture. Accommodation comprises: a cloakroom with WC and wash basin, two genuinely bright and spacious double bedrooms, one of which features a well appointed ensuite shower room, whilst the other includes a shower enclosure. The naturally light dual aspect kitchen/reception space, suits modern living preferences and will appeal to those who prefer open plan arrangements, yet offers space for relaxed seating and a dining table. The kitchen features a range of attractive fitted wall and base level cabinetry with ample work surfaces over including a drainer sink. Integral appliances include an electric oven, gas hob with cooker hood over and a fridge/freezer.

Outside you'll find a resident's parking area, which can accommodate up to two cars per apartment, and a designated amenity area per property which residents may landscape to suit.

AGENT'S NOTES

Our client advises:

- There will new new 999 year leases set up for each apartment
- A one fifth share of freehold will be sold with each apartment, to enable owners to set up their own management company, allowing greater input into the maintenance of the building and grounds.
- A peppercorn ground rent of £1 per annum will apply

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. Ofcom's service checker states that Good outdoor & in-home mobile coverage is available with two major providers, whilst Superfast broadband is available in the area.

LOCATION:

The highly regarded village of Butleigh is located just three miles south of Glastonbury and Street and is within easy reach of the A303 and M5. The village benefits from a wonderful farm shop and events venue at Sourdown Farm, a church and a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping, health and leisure facilities including Clarks Village, as well as a range of secondary education options. Rail links direct to London Paddington can be found just 20 minutes drive away at Castle Cary.

VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.

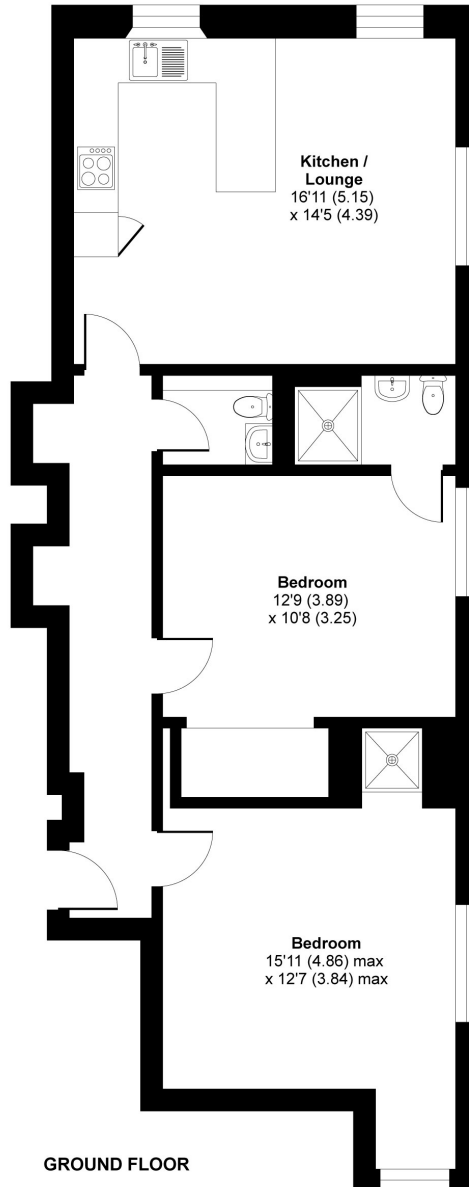




High Street, Butleigh, BA6

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1404800

STREET OFFICE

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**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

