

Vineys Yard

Bruton, BA10 0EU

COOPER
AND
TANNER



£135,000 Leasehold

A well presented one bedroom ground floor apartment in the heart of Bruton, offered with no onward chain. Recently updated with a modern kitchen and bathroom, the property is tastefully decorated throughout and ready to move straight into.

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ACCOMMODATION

The entrance hall provides a welcoming introduction to the home, with doors leading to all principal rooms. The living room is a bright and comfortable space with room for both seating and practical dining furniture, creating a relaxed setting for everyday living.

The recently updated kitchen is fitted with modern units, smart worktops and free standing appliances, offering a clean and efficient space for cooking. The bedroom is a practical double, pleasantly decorated to create a calm and restful atmosphere. The recently updated bathroom completes the accommodation, finished with a contemporary suite and attractive tiling for a fresh and modern feel.

Overall, the flat is presented in excellent condition, with recent improvements ensuring it is ready for immediate occupation.

OUTSIDE

Residents enjoy access to a communal courtyard area that provides a pleasant outdoor spot for sitting out or enjoying a quiet moment. Beyond this, the well maintained communal gardens offer additional green space without the need for personal upkeep. The property also benefits from an allocated parking space, providing convenient and secure off road parking.

SERVICES

The property benefits from electric heating throughout as well as mains electric hot water. Mains water and drainage are also connected. There is 88 years remaining on the lease. The annual ground rent is £200 and the service charge is £1260 per year.

LOCATION

Bruton is one of Somersets most desirable small towns, known for its creative community, independent shops and excellent dining options including At The Chapel and Osip. The town blends historic charm with modern cultural appeal and is home to the internationally recognised Hauser and Wirth gallery. Surrounded by beautiful countryside and offering strong transport links, including a mainline railway station with services to Bath, Bristol and London, Bruton is an ideal base for those seeking a vibrant yet peaceful lifestyle.

VIEWING ARRANGEMENTS

All viewings to be arranged through Cooper and Tanner Castle Cary on 01963 350327

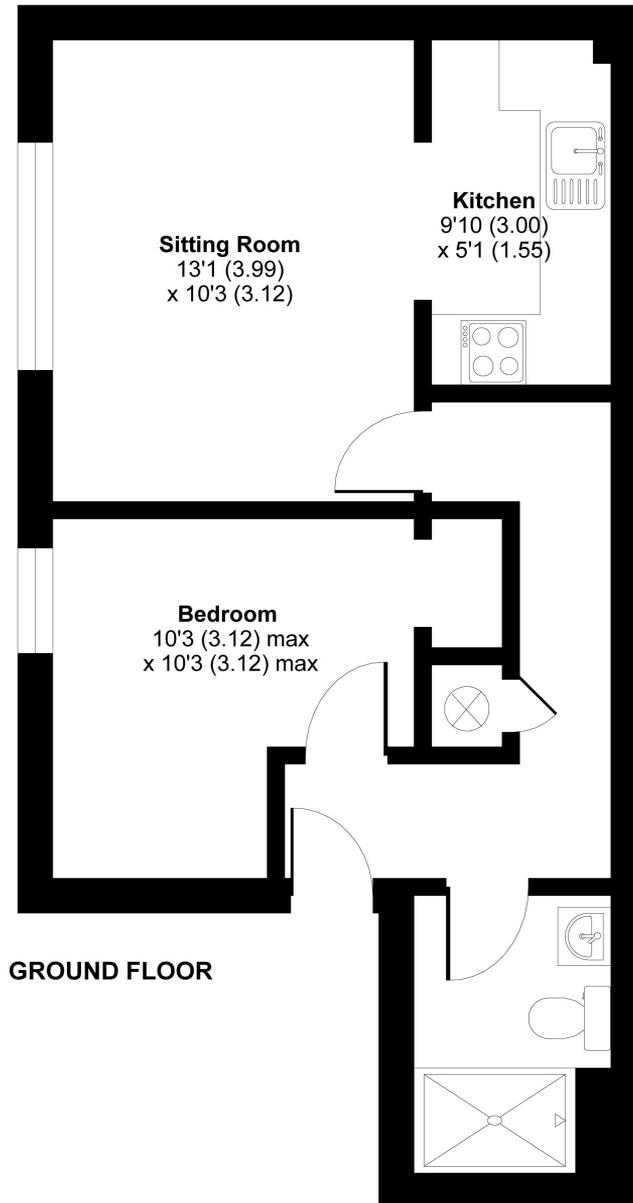




Vineys Yard, Bruton, BA10

Approximate Area = 424 sq ft / 39.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2026. Produced for Cooper and Tanner. REF: 1429913

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