

# 17 Park Road

Bruton, Somerset, BA10 0BZ



£105,000 (50% ownership) Leasehold

An opportunity to purchase a well-presented two-bedroom mid-terrace house for sale on a 50% shared ownership basis. Offering light and airy accommodation, gardens to the front and rear and off-road parking for two vehicles, the property is situated less than half a mile from the town centre. Available with no onward chain.

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## DESCRIPTION

A door to the front of the property opens into an entrance hall which incorporates a wide staircase to the first-floor accommodation and gives access into the reception room. With double glazed windows at the front and the rear allowing in plenty of natural light, the open plan sitting/dining/kitchen includes a space for a freestanding fridge/freezer and a cooker. Also within this room is an under-stairs cupboard and a door leading out to a rear lobby, a downstairs WC, a substantial cupboard and out to the garden. On the first floor, a landing leads to two double bedrooms; the Master benefiting from a built-in double wardrobe and a separate storage cupboard. In addition, there is a family bathroom fitted with a matching white suite comprising a low-level WC, a pedestal wash hand basin and a panelled bath with a shower over. There is also a separate airing cupboard.

## OUTSIDE

Steps from Park Road lead up to a shared pathway which in turn gives access to the property and those in the adjoining terrace. There is a generous area of tiered gravelled terrace at the front of the house enclosed by railings on two sides. The rear garden is presented in three tiers, the top tier has a small

area of decking, and the middle and bottom tiers are laid to patio and offers an ideal place for outdoor dining/BBQ, the top-level benefitting from a garden shed and further gated access to the parking area. There are two allocated off road parking spaces, located in a residents' car park accessed from Godminster Lane.

## TENURE & CHARGES

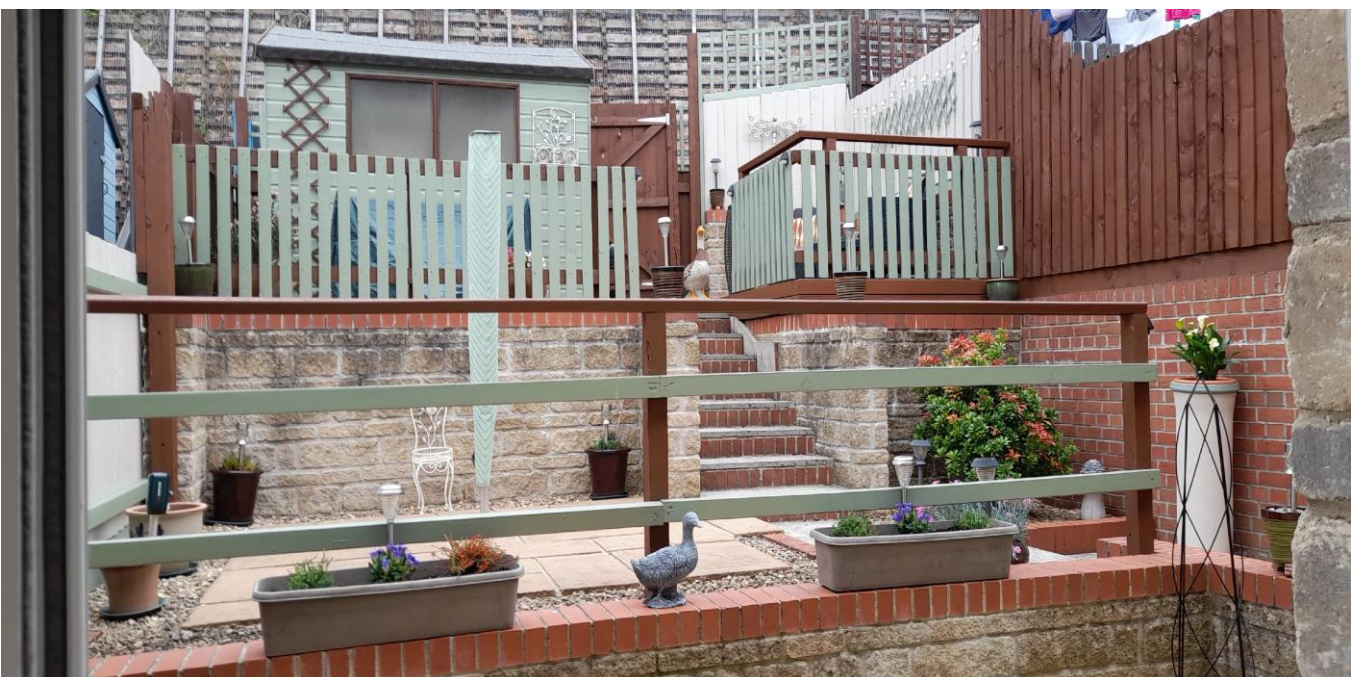
The property is Leasehold with 87 years remaining. The asking price of the property is for a 50% share. Capped staircasing is available up to a maximum of 80%. There is currently a monthly rent charge on the remaining 50% share of £242.44 to include buildings insurance.

Prior to a sale being agreed, all interested parties must complete an online application form via <https://www.helptobuyagent3.org.uk/>. A local connection to South Somerset is applicable and a purchaser must be financially qualified via Abri.

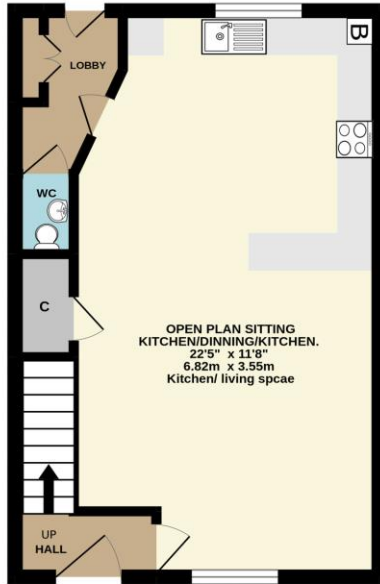
## DIRECTIONS

From Castle Cary, proceed out of town on the A371 signposted Wincanton. At Grove Cross, turn left onto the A359 towards Bruton. On entering Bruton continue past Sexey's School on the left and through the traffic calming. Just before the railway bridge, turn right into Park Road and the property can be found further up on the left-hand side, elevated above the road, and accessed via a set of stone steps.

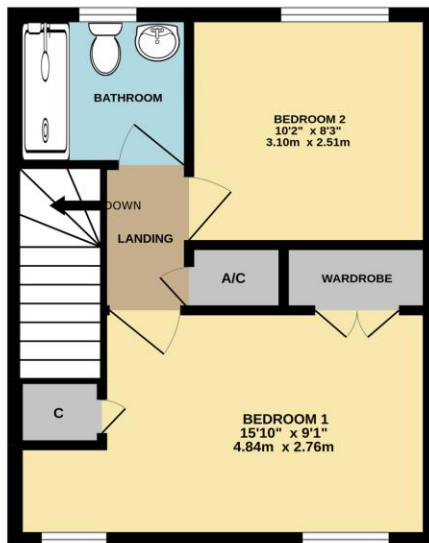




GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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## CASTLE CARY OFFICE

Telephone 01963 350327

Regent House, Fore Street, Castle Cary, Somerset, BA7 7BG

[castle Cary@cooperandtanner.co.uk](mailto:castle Cary@cooperandtanner.co.uk)

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AND  
TANNER**

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