

Vineys Yard

Bruton, BA10 0EU

COOPER
AND
TANNER



£135,000 Leasehold

A spacious one bedroom second-floor flat with loft storage, allocated parking, and no onward chain. Well-presented throughout, featuring a generous living area, fitted kitchen, and good-sized bedroom.

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DESCRIPTION

Occupying a desirable second-floor position, this well-presented one bedroom flat offers a comfortable and practical layout ideal for first-time buyers, downsizers, or investors. The property features a bright and inviting living area with space to relax and entertain, complemented by a well-proportioned kitchen with ample worktop and storage space.

The double bedroom is generously sized, providing room for freestanding furniture, while the bathroom is neatly appointed and functional. Two separate loft spaces offer valuable additional storage, enhancing the flat's versatility.

Externally, the property benefits from allocated parking and is set within a well-maintained development. Offered in good condition throughout and with no onward chain, this is a straightforward and appealing opportunity in a convenient location.

SERVICES

Electric heating installed. Mains water and drainage connected. Electric air conditioning is installed throughout.

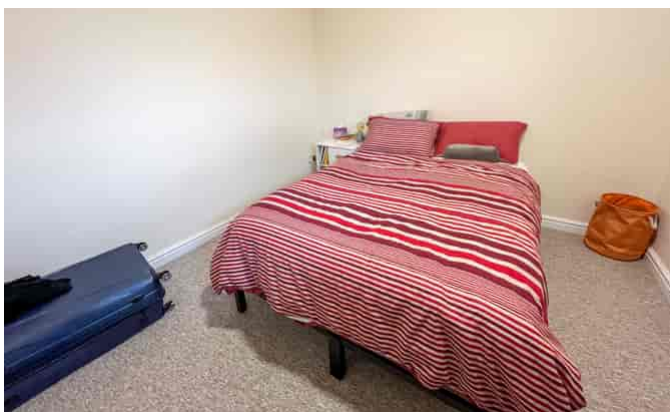
LOCATION

Nestled in the picturesque Somerset countryside, Bruton is a thriving and sought-after town known for its blend of rural charm and cultural sophistication. With its historic architecture, independent shops, and vibrant arts scene—including the internationally acclaimed Hauser & Wirth gallery—Bruton attracts a diverse community of creatives, professionals, and families.

The town offers excellent amenities, including artisan cafés, a popular monthly farmers' market, and well-regarded schools such as Bruton School for Girls and King's School. Surrounded by rolling hills and scenic walks, Bruton also benefits from strong transport links, with nearby Castle Cary station providing direct rail services to London Paddington.

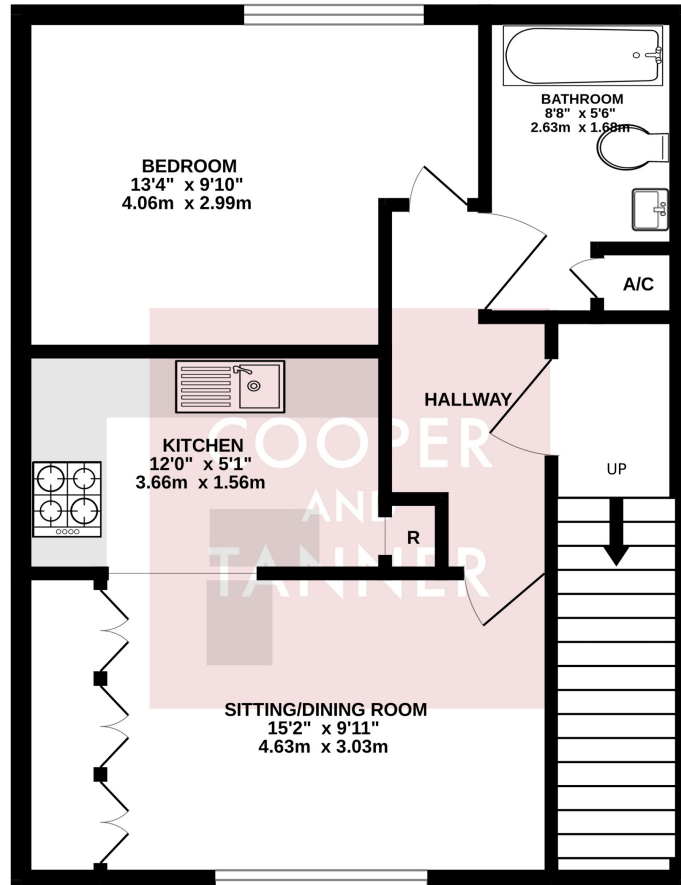
VIEWING ARRANGEMENT

All viewings to be arranged through Cooper and Tanner, in Castle Cary. 01963 350327





GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1 BEDROOM SECOND FLOOR FLAT

TOTAL FLOOR AREA : 463 sq.ft. (43.0 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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