

# Brue Avenue

Bruton, BA10 0HZ

COOPER  
AND  
TANNER



**£315,000 Freehold**

An opportunity to own a three bedroom semi-detached house with garage that is a blank canvas for a new owner to make their own.

Brue Avenue

Bruton

BA10 0HZ



3



1



1

EPC C

## £315,000 Freehold

### DESCRIPTION

Located on Brue Avenue in the sought-after town of Bruton, this three bedroom semi-detached house offers ample space and versatility, making it an excellent choice for a family home. The property comes with a large garage, providing plenty of room for storage and parking.

Inside, the home is a blank canvas, ready for a new owner to make it their own. The spacious layout features well-proportioned rooms throughout, offering plenty of scope for different interior designs or configurations. The living area is generous, providing space for both free standing furniture and entertaining guests.

The kitchen, offers plenty of room for customisation and is well proportioned with the potential to modernise or expand into a more open-plan layout. Upstairs, the home

features three good-sized bedrooms, each offering flexibility for family living, whether as bedrooms, home offices, or additional living space.

The large garage adds to the practicality of the property, offering secure parking or even space for a workshop. There is also ample outdoor space to the rear, ideal for creating a garden, play area, or outdoor seating.

With its great location in Bruton, large room sizes, and the opportunity to personalise the interior, this home offers a solid foundation for a family looking to settle in a welcoming community and all within a short distance of the town centre itself.

### COUNCIL TAX BAND

C

### TENURE

Freehold







## Brue Avenue, Bruton, BA10

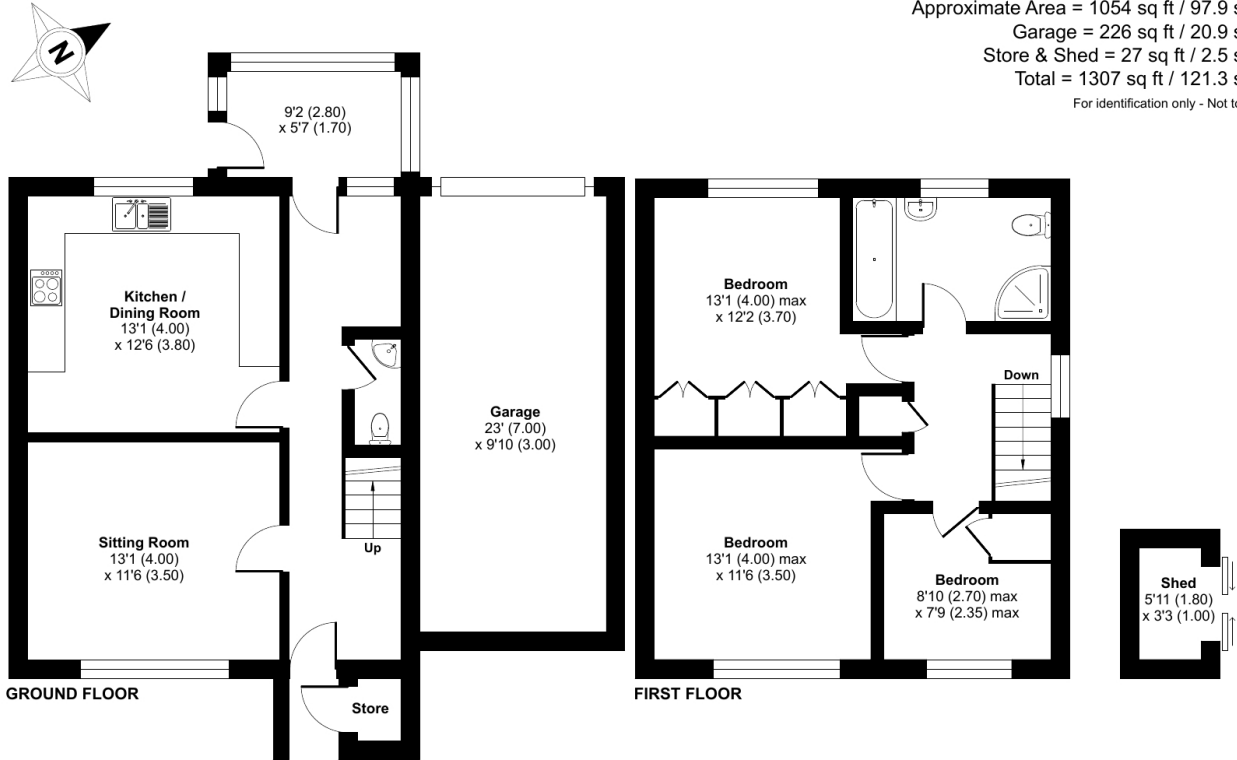
Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 226 sq ft / 20.9 sq m

Store & Shed = 27 sq ft / 2.5 sq m

Total = 1307 sq ft / 121.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1189924

CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

[castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)

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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

