

# LODESTONE



*33 Coombe Street,*





*33 Coombe Street,*

BA10 0EN

Guide Price: £299,000

2   
Bedrooms

1   
Bathrooms

2   
Receptions

#### PROPERTY FEATURES

- Nicely presented mid-terrace property
- Two bedrooms
- Two reception rooms
- One bathroom
- Off street parking
- Walking distance to Bruton High Street
- Utility Room
- Rear garden



Located on Coombe Hill, a short distance from Bruton High Street, No. 33 is a modern and nicely presented mid-terrace property that can boast views of the Dovecote and Alfreds Tower.

Approaching the house, there is a paved and gravelled front garden providing off-street parking behind wrought-iron gates.

Entering through a glazed lobby, it is immediately noticeable how light the house feels. The front door opens into the entrance hall, with the sitting room to the right. This room features a fireplace and a large window overlooking the front garden. At the far end of the house is the kitchen, which enjoys attractive views over the rear garden and is fitted with a range of kitchen units and integrated appliances. Within this space there is also a dining area, with French doors opening onto a patio. Directly off the kitchen is the utility room, which provides access to the garden as well as a useful store attached to the house.

The property has two double bedrooms, one to the front and one to the rear, both served by a family bathroom.

#### **Outside**

The front garden, which is partially paved and gravelled, is largely arranged for off-street parking.

At the rear of the house there is a patio directly off the dining area with a well-stocked raised flower bed. Beyond this, the garden is mainly laid to lawn with a concrete path running through the middle.

#### **Directions**

Postcode: BA10 0EN



Viewing by appointment only.



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** B

**Guide Price:** £299,000

**Tenure:** Freehold

### PART B

**Property Type:** Terraced

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off Street Parking

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** None

**Rights and Easements:** There is a right of access for neighbouring properties across the rear garden.

**Flood Risk:** Very low

**Coastal Erosion Risk:** N/A

**Planning Permission:** none

**Accessibility/Adaptations:** none

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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