

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



sales@torestates.co.uk  
lettings@torestates.co.uk  
mortgages@torestates.co.uk



**TIGH NA BRIAGHE, OLD WELLS ROAD,  
GLASTONBURY, BA6 8ED**

**£350,000 - FREEHOLD**

Offering views to the rear over neighbouring countryside is this three bedroom detached house, located in an elevated part of Glastonbury. The property comprises an entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms and family bathroom. Externally the property benefits from an enclosed rear garden and allocated parking for two vehicles.

An internal viewing is recommended.



# Tigh Na Briaghe, Old Wells Road, Glastonbury, BA6 8ED

## AMENITIES & RECREATION

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington.

## ENTRANCE HALL

Glazed entrance door to side. Double glazed window to front. Doors to living room, kitchen/diner and cloakroom. Stairs to first floor. Wood effect flooring. Radiator. Wall mounted electrical consumer unit. Under stair storage cupboard.

## LIVING ROOM

15' 11" x 11' 10" (4.86m x 3.61m)

Double glazed windows to front and rear. Feature electric fireplace. Two radiators. Wood effect flooring. Wall mounted up-lighters. TV point and telephone point.



## DINING ROOM

10' 5" x 13' 0" (3.18m x 3.97m)

Double glazed window to front. Wood effect flooring. Radiator. Opening through to kitchen.



## KITCHEN

9' 4" x 12' 10" (2.86m x 3.93m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with electric oven and cooker hood over. Space for upright fridge freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Tiling to splash prone areas. Tiled flooring. Inset spotlights. Wall mounted gas fired Worcester boiler. Double glazed window to the rear with glazed door onto the rear garden.



## STAIRS TO FIRST FLOOR

Double glazed window to rear on half landing.

## LANDING

Doors to all bedrooms and family bathroom. Loft hatch.

## BEDROOM ONE

12' 4" x 11' 10 max" (3.76m x 3.61m)

Double glazed window to rear. Built in double wardrobes with hanging space and shelving. Wood effect flooring. Radiator.



## BEDROOM TWO

10' 6" x 12' 11" (3.22m x 3.96m)

Double glazed window to rear. Radiator.



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#### BEDROOM THREE

9' 4" x 10' 6" (2.86m x 3.21m)

Double glazed window to front. Radiator.



#### BATHROOM

7' 5 max" x 8' 7" (2.26m x 2.63m)

Fitted with four piece suite comprising a low level WC, wash basin with cupboard beneath, jacuzzi style bath and a shower cubicle with mains connected shower. Tiling to splash prone areas. Tiled flooring. Radiator. Double glazed window to front.



#### OUTSIDE

##### FRONT OF PROPERTY

The property is accessed via a gravel pathway leading to the covered main entrance. There is allocated parking for two vehicles next to the entrance to the property.

##### REAR GARDEN

The rear garden is enclosed by a combination of timber fencing and brick elevations. Please note that the metal enclosure photographed will be removed by the current owner.



#### PURCHASERS NOTE

Please note that the Vendor of this property is an avid cat lover and has adapted the property for the enjoyment of the cats. Any fittings related to this, inclusive of the beam structure in the kitchen and dining room, external pet walkways and the rear garden enclosure will be removed by the Vendor prior to a sale completing and will not be included within the sale.

#### PROPERTY INFORMATION:

##### TENURE:

Freehold

##### SERVICES:

Mains connected electric, gas, drainage and water

##### LOCAL AUTHORITY:

Mendip District Council. Tax Band D.

##### VIEWING ARRANGEMENT:

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

#### MORTGAGE ADVICE

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

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GROUND FLOOR

1ST FLOOR



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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**Address: TIGH NA BRAIGHE, OLD WELLS ROAD, GLASTONBURY, G...**  
**RRN: 0300-2362-4020-2929-1321**

