

20 High Street  
**Glastonbury**  
BA6 9DU

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**Street**  
BA16 0EG



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42 FOWEN CLOSE, STREET, SOMERSET, BA16 0FY  
**£195,000 - FREEHOLD**

Offering a cul-de-sac location close to Brookside Academy is this two bedroom mid-terrace house. The property comprises an entrance hall, kitchen, lounge/diner, cloakroom, and two double bedrooms, both with en-suites. Externally the property benefits from an allocated off road parking space and a low maintenance rear garden.

An internal viewing is highly recommended.

### ENTRANCE HALL

Composite entrance door to front. Door to lounge/diner and cloakroom. Opening through to kitchen. Radiator.

### KITCHEN

10' 0" x 6' 4" (3.05m x 1.93m)

Fitted with a range of wall, base, and drawer units with laminate work surfaces and up-stands over. Inset stainless steel sink and drainer unit with mixer tap over. Inset four ring gas hob with electric oven and cooker hood over. Integrated dishwasher. Space and plumbing for washing machine. Space for upright fridge freezer. Vinyl flooring. Wall mounted electrical consumer unit. Cupboard housing gas fired boiler. UPVC double glazed window to front.



### CLOAKROOM

Fitted with a low level WC and pedestal wash basin with tiling to splash. Vinyl flooring. Radiator. UPVC double glazed obscured window to front. Extractor fan.

### LOUNGE/DINER

17' 8" x 12' 8" (5.38m x 3.86m)

UPVC double glazed windows and French doors to rear onto the rear garden. Two radiators. TV and telephone points. Ample space for dining table and chairs. Stairs to first floor.



### STAIRS TO FIRST FLOOR

### LANDING

Doors to both bedrooms. Loft hatch.

### BEDROOM ONE

12' 8" x 9' 3" (3.86m x 2.82m)

UPVC double glazed window to rear. Fitted wardrobe with hanging space and shelving. Airing cupboard with fitted shelving. Radiator. TV point. Door to en-suite.



### BEDROOM ONE EN-SUITE

Fitted with a low level WC, pedestal wash basin and shower cubicle with electric shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan.

### BEDROOM TWO

12' 8" x 8' 6" (3.86m x 2.59m)

UPVC double glazed window to front. Radiator. TV point. Door to en-suite.





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#### BEDROOM TWO EN-SUITE

6' 4" x 6' 2" (1.93m x 1.88m)

Fitted with a three piece white suite comprising a low level WC, pedestal wash basin and panelled bath. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan.



#### OUTSIDE

##### FRONT OF PROPERTY

The property is accessed via a paved pathway leading to the covered main entrance with external lighting. Directly opposite the entrance is the allocated parking space providing off road parking for one vehicle.

#### REAR GARDEN

A low maintenance rear garden which has been laid to a combination of patio and stone chippings. Enclosed with timber fencing with a gate to side providing rear access. Timber storage shed.



#### PURCHASERS NOTE

Please be advised that the property is subject to an Estate Management Charge of approximately £130 per annum to Meadfleet for the upkeep of communal spaces and green areas.

#### AMENITIES & RECREATION

Street 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. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

#### PROPERTY INFORMATION:

<b>TENURE:</b>	Freehold
<b>SERVICES:</b>	Mains connected electric, gas, drainage and water (metered)
<b>LOCAL AUTHORITY:</b>	Mendip District Council. Tax Band B.
<b>VIEWING ARRANGEMENT:</b>	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
<b>RENTAL VALUE:</b>	Estimated at £700 pcm

#### 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.

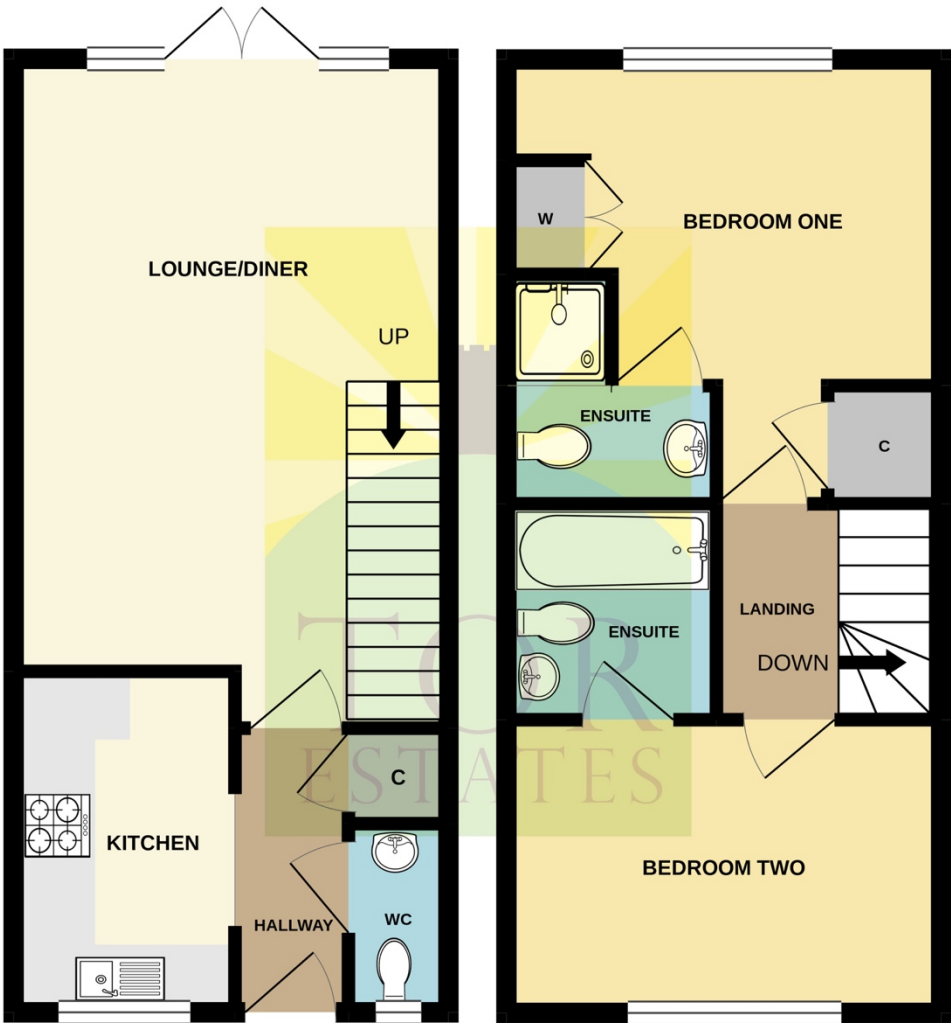
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	80   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		