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11 AUSTIN ROAD, GLASTONBURY, BA6 9BB
OFFERS IN EXCESS OF £285,000 - FREEHOLD

Offered to the market with no onward chain is this extended three bedroom semi-detached house with views to the rear towards the Mendips. Externally the property benefits from enclosed low maintenance landscaped front and rear gardens, a garage and off road parking for two/three vehicles. Internally the property comprises an entrance hall, living room, dining room, kitchen, conservatory, three bedrooms and family bathroom.

An internal viewing comes highly recommend.

11 Austin Road, Glastonbury, BA6 9BB

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

UPVC double glazed entrance door and obscured window to front. Door to living room. Stairs to first floor. Under stair storage cupboard. Radiator. Wood effect laminate flooring. Telephone point. Dado rail. Coved ceiling.

LIVING ROOM

20' 8" x 13' 6 max" (6.3m x 4.11m)

Double glazed window to front. Gas fireplace with timber mantle and marble hearth (currently disconnected). TV point. Opening through to dining room and sliding glass door through to kitchen. Two radiators. Dado rail. Coved ceiling.



DINING ROOM

8' 3" x 9' 7" (2.51m x 2.92m)

Double glazed sliding doors through to conservatory. Radiator. Dado rail. Wall mounted up-lighters. Coved ceiling.



CONSERVATORY

17' 5" x 10' 4 max" (5.31m x 3.15m)

Double glazed windows to rear and side with views over the rear garden and across towards the Mendips. Radiator. Light and power. Double glazed door to side onto the rear garden.



KITCHEN

10' 2" x 19' 7" (3.1m x 5.97m)

Fitted with a range of wall, base and drawer units with laminate work surface over. Inset one and a half bowl sink and drainer unit with mixer tap over. Space and connection point for gas cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for upright fridge freezer. Tiling to splash prone areas. Wood effect laminate flooring. Radiator. Recessed spotlights. Wall mounted gas fired boiler. Double glazed Velux window. Double glazed window to rear. Door to side onto the side hallway.



SIDE HALLWAY

Doors to front and rear providing side access. Double glazed obscured window to front. Under-croft storage area.

STAIRS TO FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom. Loft hatch. Coved ceiling. Double glazed window to side.

Call us TODAY for a FREE, NO obligation consultation.

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BEDROOM ONE

10' 8" x 11' 3" (3.25m x 3.43m)

Double glazed window to front. Wall length mirror fronted wardrobes with hanging space and shelving. Radiator. Wall mounted up-lighters.



BEDROOM TWO

9' 1" x 11' 10" (2.77m x 3.61m)

Double glazed window to rear. Fitted mirror fronted wardrobes with hanging space and shelving. Radiator. Wood effect laminate flooring.



BEDROOM THREE

8' 8" x 8' 3" (2.64m x 2.51m)

Double glazed window to front. radiator. Wood effect laminate flooring.

FAMILY BATHROOM

7' 6" x 5' 8" (2.29m x 1.73m)

Fitted with a low level WC, pedestal wash basin and panelled bath with electric shower over. Fully tiled walls. Vinyl flooring. Radiator. Double glazed obscured window to rear.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via the hard standing driveway providing off road parking for two/three vehicles with paved steps leading to the covered main entrance. Access to the garage and the side hallway. The front garden is laid to stone chippings with a variety of mature raised planted borders.

REAR GARDEN

Immediately abutting the property there is a decked seating area which is partially covered by a pergola with steps leading down to the secondary tier. The secondary tier is laid to artificial lawn for ease of maintenance with a palm tree and a variety of mature shrubs to border. Paved covered seating area with a pathway leading to the timber shed. Enclosed with a combination of timber fencing and hedgerow. Pedestrian glazed double doors to the rear of the garage.



GARAGE

16' 8" x 8' 2" (5.08m x 2.49m)

Up and over door to front. Glazed double doors to the rear onto the rear garden. Light and power.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electric, gas, drainage and water

LOCAL AUTHORITY:

Mendip District Council. Tax Band C.

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

Estimated at £900 pcm in good order

MORTGAGE ADVICE

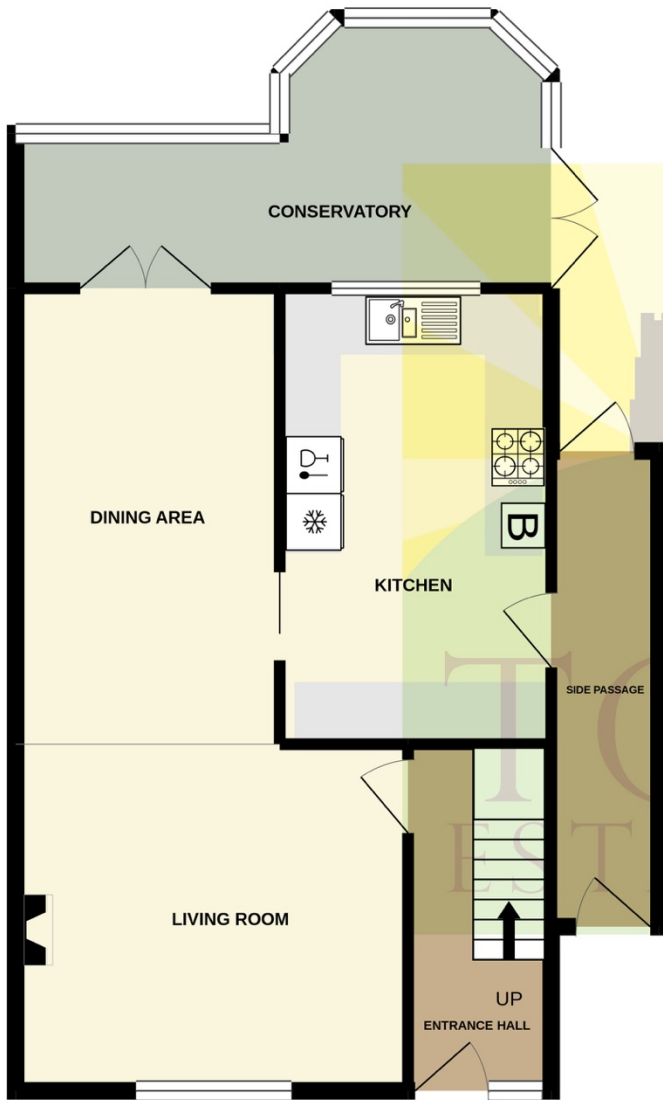
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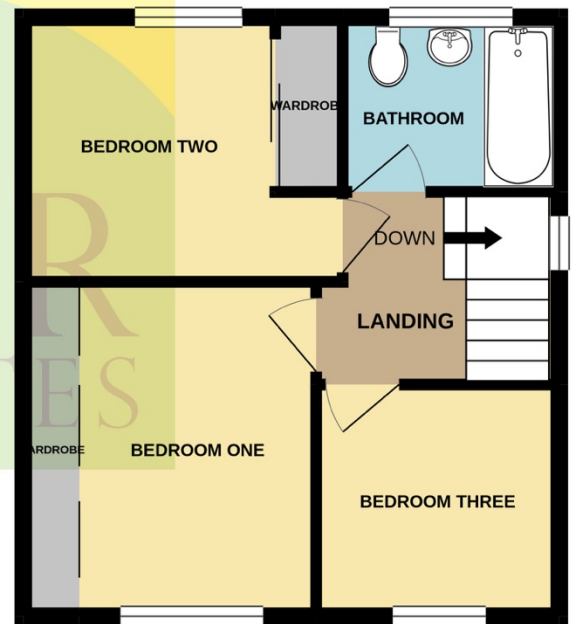
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GROUND FLOOR



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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1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		