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115 Wells Road, Glastonbury, BA6 9AJ

£500,000 – Freehold

This beautifully presented detached four double bedroom house with large rear garden is offered to the market for the first time in 20 years. Featuring a newly fitted kitchen diner, living room with multi fuel burner, garage and off road parking for six cars.

ENTRANCE HALL

15' 6" x 8' 11" (4.72m x 2.72m)

Porcelain tiled floor, doors to downstairs cloakroom, door to living room, door to kitchen diner, under stairs cupboard. Stairs to first floor.



KITCHEN/DINER

24' 9" x 12' 10" (7.54m x 3.91m)

Newly fitted wren kitchen with a range of wall, base and drawer units with quartz solid work surface over. Large under work surface stainless steel sink with mixer tap over, Integrated InSinkErator waste disposal unit. Integrated self-cleaning double Neff oven and induction hob with extraction system over. Space and plumbing for washing machine and dishwasher. Space for plumbed in American fridge freezer. Porcelain tiled floor with under floor heating. Triple aspect with UPVC double glazed windows to the rear and side, secondly glazed window to the front. Dining area and radiator. Door leading to garage.



LIVING ROOM

20' 10" x 12' 10" (6.35m x 3.91m)

Karndean flooring throughout, secondary glazed window to front, single glazed doors leading to sun room. Multi fuel burner with slate hearth. Radiator.



SUN ROOM

12' 10" x 4' 0" (3.91m x 1.22m)

Space for Tumble dryer. UPVC double glazed sliding doors leading onto rear patio and garden.

CLOAKROOM

Low level WC, wash hand basin with cupboard under. UPVC double glazed frosted window to rear. Porcelain tiled floor.

LANDING

Large window overlooking rear garden. Doors to bedrooms one, two, three, four and family bathroom. Loft hatch. Newly carpeted.

BEDROOM ONE

15' 5" x 13' 0" (4.7m x 3.96m)

Secondary glazed window to front, radiator. Newly carpeted.



BEDROOM TWO

15' 5" x 13' 0" (4.7m x 3.96m)

Glazed window to front, Radiator. Newly carpeted.

BEDROOM THREE

12' 11" x 9' 8" (3.94m x 2.95m)

UPVC double glazed window to rear, radiator, built in wardrobe. Newly carpeted.

Call us TODAY for a FREE, NO obligation consultation.

BEDROOM FOUR

9' 0" x 8' 10" (2.74m x 2.69m)

Glazed window to front, radiator. Newly carpeted.

BATHROOM

12' 11" x 9' 7" (3.94m x 2.92m)

Four piece white suite consisting of low level WC, large wash hand basin with storage below, panel bath with sower attachment over and walk in 1200 quadrant shower with mira shower. Stuart turner three bar monsoon pump for a very powerful shower. Airing cupboard. Floor to ceiling tiling. UPVC double glazed window to side. Spotlights. Heated towel rail.



GARAGE

15' 7" x 15' 7" (4.75m x 4.75m)

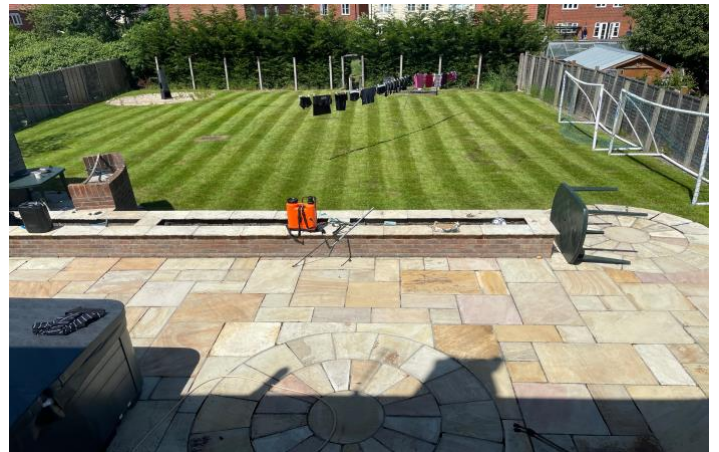
Up and over door, power and light, door to rear storage room.

FRONT

Driveway with parking for at least six vehicles. enclosed with wooden fencing.

REAR

Large patio and entertaining area, with large laid to lawn garden enclosed with wooden fencing. Shed. There is power for a hot tub. Water tap. Double brick built BBQ area,



NOTE

A Tor Estates member of staff, has a financial interest in this property, therefore it is being declared as legally required.

PROPERTY INFORMATION:

TENURE:	Freehold
SERVICES:	Mains Electric, gas, water and drainage
LOCAL AUTHORITY:	Mendip District Council. Tax Band D.
GROUND RENT:	N/A
VIEWING ARRANGEMENT:	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE:	£1600.00 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
PHONE: 01458 888020 – OPTION 3**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		