

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG



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



**BROOK COTTAGE, CASTLEBROOK, COMPTON DUNDON,
SOMERTON, TA11 6PR**
£420,000 – FREEHOLD

A delightful, detached, three bedroom character cottage, situated in the village of Compton Dundon has come to the market. The property comprises of a porch, lounge/diner, kitchen/breakfast room, pantry, snug, shower room, three bedrooms and family bathroom.

Further benefits from off road parking for several vehicles, a double garage and an outbuilding with a large garden.

An early viewing is essential.

Brook Cottage, Castlebrook, Compton Dundon, Somerton, TA11 6PR

PORCH

4' 1" x 6' 1" (1.25m x 1.86m)

Solid wooden front door with feature glass insert. UPVC window to side and door leading to lounge/diner.

LOUNGE/DINER

13' 7" x 23' 1" (4.16m x 7.05m)

Featuring ceiling beams and inglenook fire place with Villager wood burner. Stairs to first floor accommodation, radiator and two UPVC double glazed windows to side.



KITCHEN/BREAKFAST ROOM

18' 3" x 8' 1" (5.57m x 2.47m)

Fitted with a range of wall and base units with a solid wood work surfaces and matching up stands. Inset Belfast sink with stainless steel mixer tap over. Tiling to splash prone areas. Electric oven with gas induction hob. Space and plumbing for a dishwasher. Radiator. Door to larder. Door to rear porch. Laminate flooring. Two UPVC double glazed windows to rear.



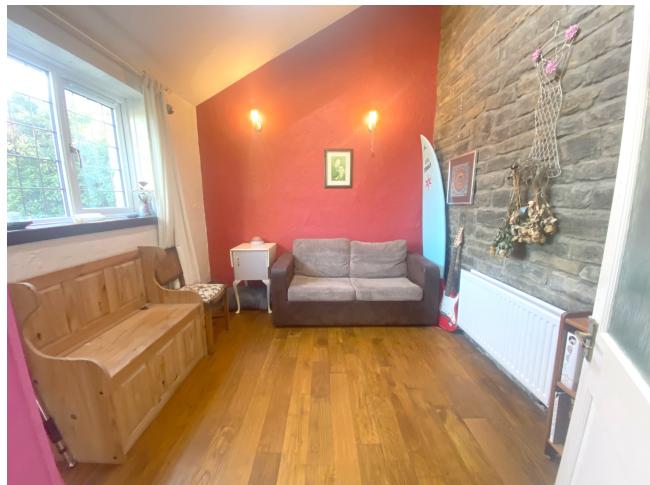
PANTRY

Space for fridge/freezer. Wall mounted storage cupboards.

STUDY/SNUG

8' 9" x 10' 1" (2.68m x 3.08m)

Wooden effect flooring. Radiator. UPVC double glazed window to rear and Velux window.



REAR PORCH

7' 11" x 8' 0" (2.43m x 2.44m)

Wooden effect laminate flooring. Radiator. Doors leading to kitchen, snug, shower room and rear garden.

UTILITY/SHOWER ROOM

7' 1" x 7' 11" (2.16m x 2.43m)

Low level WC. Tiled shower cubicle with electric shower. A range of wall and base units with space for tumble dryer and washing machine. Stainless steel single drainer sink unit. Heated towel rail. Laminate flooring. UPVC double glazed window to rear.

LANDING

Doors leading to bathroom and bedrooms.

BEDROOM ONE

13' 7" x 12' 8" (4.15m x 3.88m)

UPVC Window to side. Radiator.



Call us TODAY for a FREE, NO obligation consultation.

Call us TODAY for a FREE, NO obligation consultation.

BEDROOM TWO

9' 0" x 12' 5" (2.76m x 3.80m)

Built in wardrobe and storage cupboard. Loft hatch.

Radiator. UPVC double glazed window to side.

BEDROOM THREE

8' 0" x 12' 1" (2.46m x 3.69m)

Radiator. UPVC double glazed window to front.

BATHROOM

11' 0" x 7' 11" (3.37m x 2.43m)

Fitted with a low level WC, pedestal hand wash

basin. Roll top bath. Tiling to splash prone areas.

Heated towel rail. Velux window to rear.



OUTSIDE

DOUBLE GARAGE

24' 6" x 18' 2" (7.49m x 5.56m)

Up and over garage door, window, light and power.

REAR GARDEN

The rear garden is mainly laid to lawn with a range of trees, hedge and shrub borders and wraps around one side of the property. Patio area to the immediate rear of the property allows for outdoor seating/dining and features a well with pitched roof top. Timber covered seating area and path leads to parking area and garage. Beyond the parking area there is an additional large garden area with outbuildings, offering flexible use. Mainly laid to lawn with a stone built pond, seating and bbq area.



FRONT OF THE PROPERTY

Property enclosed by low level natural stone wall and pedestrian gate to front path and entrance door. Five bar gates to private drive giving access to ample off road parking.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Oil fired central heating

LOCAL AUTHORITY:

Tax Band D

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

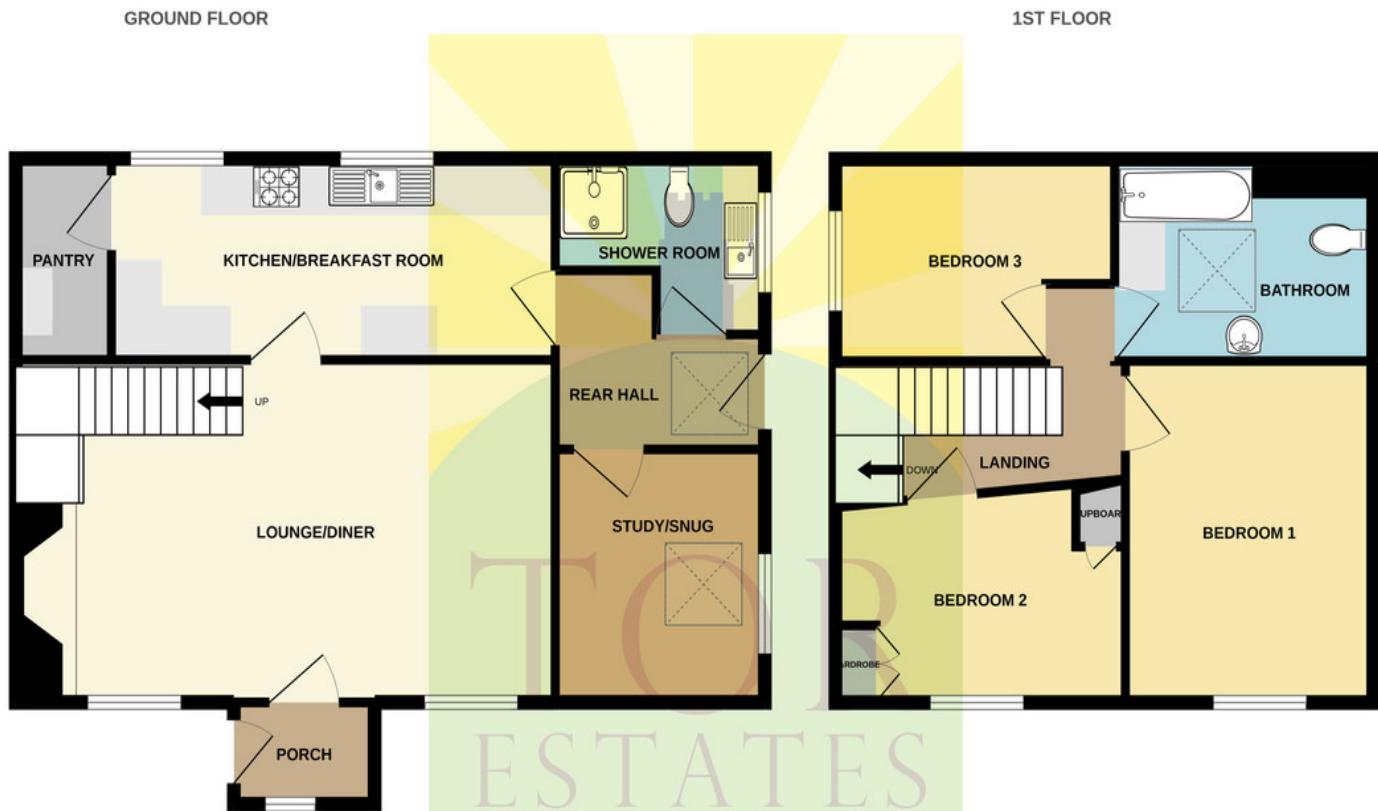
£1,500 pcm

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

Specialising in Residential Sales, Lettings and Finance.



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.

Made with Metropix ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		