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**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.



## 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. Tilled 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.



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#### **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**

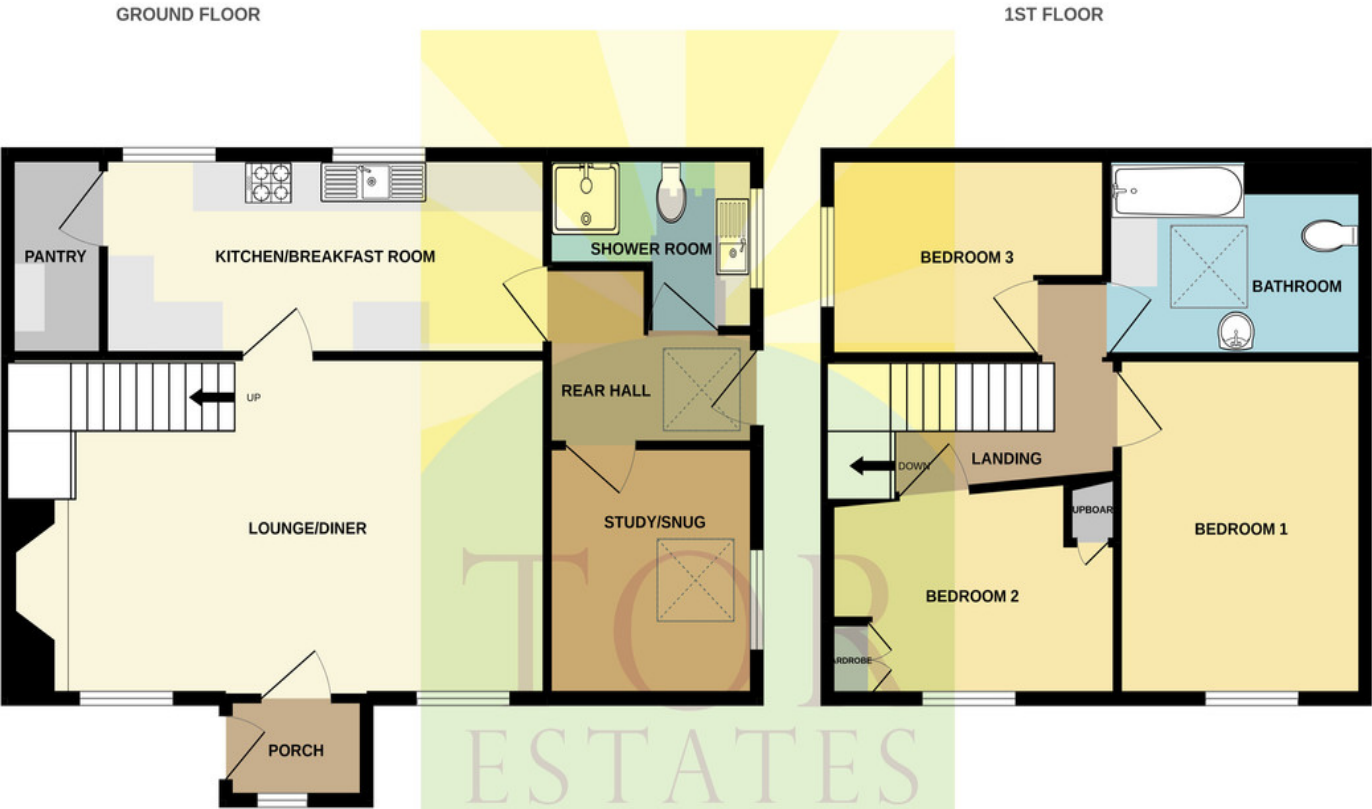
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
69-80	C		71   C
55-68	D		
39-54	E		
21-38	F	25   F	
1-20	G		