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1 ROBINS LANE, BURTLE, BRIDGWATER, TA7 8NT
£318,500 - FREEHOLD

A delightful three bedroom semi detached house in the village of Burtle has come to the market. The property comprises of an entrance hall, living room, kitchen/breakfast room, utility room and cloakroom, three bedrooms and a family bathroom. Outside the property has a large back garden with decking area and a timber built shed. The front driveway offers parking for several cars.

An internal viewing is highly recommended.

ENTRANCE HALL

12' 4" x 4' 5" (3.76m x 1.35m)

UPVC double glazed window to front. Radiator. Spotlights. Door though to hallway. Wood effect flooring

HALLWAY

Doors to Kitchen/Diner, living room and under stairs storage cupboard. Stairs to first floor. Radiator.

LIVING ROOM

19' 5" x 11' 10" (5.92m x 3.61m)

With inset wood burner & brick fireplace hearth & surround. UPVC double glazed window to front aspect & double glazed. French doors leading to the rear garden. Radiator. TV aerial point.



KITCHEN/BREAKFAST ROOM

13' 2" x 11' 10" (4.01m x 3.61m)

Range of drawer & cupboard base units with laminate work surface over. Inset single drainer sink unit with mixer tap over. Integrated dishwasher. Split level AEG electric double oven. Integrated fridge/freezer. Pull out larder unit with shelving. Fitted Electrolux induction hob with glass splashback & concealed cooker extractor hood over. Range of wall mounted units & glass fronted illuminated display unit. Large island unit with seating for 4 people & cupboards under. Grant oil fired boiler providing central heating & hot water. Recess spotlights & coving. Door to side entrance. UPVC double glazed window to rear.



SIDE ENTRANCE

Composite door with obscured glazed window to rear and front. Electric radiator. Spot lights

UTILITY ROOM

7' 8" x 4' 11" (2.34m x 1.5m)

Worktop with plumbing & space for washing machine & space for tumble dryer. Electric heater. Tall storage cupboard unit. Space for an American fridge/freezer.



CLOAKROOM

Modern suite with low level WC, vanity wash hand basin. Heated towel rail/radiator. UPVC double glazed obscure window to rear. Spotlights.

LANDING

UPVC Double glazed windows to first floor. Radiator. Airing cupboard with hot water tank. Roof access with wooden fold down steps. Roof space is boarded for storage.

BEDROOM ONE

11' 6" x 10' 4" (3.51m x 3.15m)

Floor to ceiling fitted wardrobes. Radiator. UPVC double glazed window.



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BEDROOM TWO

13' 8" x 8' 9" (4.17m x 2.67m)

UPVC double glazed window. Radiator.

BEDROOM THREE

10' 2" x 6' 10" (3.1m x 2.08m)

UPVC double glazed window. Radiator.

FAMILY BATHROOM

7' 0" x 5' 11" (2.13m x 1.8m)

Modern white suite comprising P-shaped bath with Mira sport electric shower unit over & glazed shower screen. Vanity wash hand basin with drawer unit under. Low level WC. Fully tiled walls. Illuminated mirror. Two heated towel rails/radiators. UPVC double glazed window.



OUTSIDE

REAR GARDEN

Enclosed rear garden with extensive timber decked area, great for entertaining. Laid to lawn, borders with a variety of mature shrubs & trees. Poly carbonate oil fuel tank. Paved patio area & timber built shed. Outside power points & lighting.



FRONT OF PROPERTY

To the front of the property there is a lawned front garden area. Concreted driveway providing space for at least 2 vehicles plus further gravelled parking area. To the side of the property there is a log store.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electric. Oil central heating. Private Drainage

LOCAL AUTHORITY:

Sedgemoor District Council. Tax Band B.

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

£950.00 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

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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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		