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**4 WALTON CLOSE, GLASTONBURY, BA6 9GL
OFFERS IN EXCESS OF £250,000 - FREEHOLD**

Presented in good order throughout is this three bedroom family home, located on this popular edge of town development. The property benefits from a garage, off road driveway parking and an enclosed low maintenance rear garden. Comprises an entrance hall, living room, kitchen/diner, cloakroom, three bedrooms, family bathroom and master en-suite.

An internal viewing is strongly recommended.

ENTRANCE HALL

Radiator. Doors to kitchen/diner and cloakroom. Double doors leading to living room. Under stairs storage cupboard. UPVC double glazed window to front.

KITCHEN/DINER

15' 6" x 10' 9" (4.72m x 3.28m)

A range of wall, base and drawer units with laminate work surfaces over. Integrated electric oven with gas hob. One and a quarter stainless steel sink with drainer and mixer tap over. Integrated fridge and freezer. Integrated dishwasher. Space for table and chairs. UPVC double glazed window to rear. UPVC double glazed window to front.



LIVING ROOM

15' 8" x 9' 6" (4.78m x 2.9m)

Electric feature fire place. Radiator. UPVC double glazed triple aspect window to front. UPVC double glazed window to side. UPVC French doors leading to the garden.



CLOAKROOM

Low level WC. Pedestal wash hand basin. Wood effect flooring. Radiator

STAIRS TO FIRST FLOOR

LANDING

Doors leading to bedroom one, two three and family bathroom. Storage cupboard.

BEDROOM ONE

12' 10" x 9' 10" (3.91m x 3m)

Radiator. Double glazed window to front and side.



EN-SUITE

Walk in shower. Low level WC, pedestal wash hand basin. Radiator. UPVC double glazed obscure window to rear.

BEDROOM TWO

10' 3" x 7' 0" (3.12m x 2.13m)

Radiator. UPVC double glazed window to rear.

BEDROOM THREE

13' 2" x 8' 5" (4.01m x 2.57m)

Radiator. UPVC double glazed window to front.



Call us TODAY for a FREE, NO obligation consultation.

FAMILY BATHROOM

Three piece white suite, low level WC, wash hand basin and panelled bath. Tiling to splash. Radiator. UPVC double glazed obscure window to rear.



OUTSIDE

REAR GARDEN

Astro turf laid. Large patio area. Enclosed with wooden fencing. Gate leading to the garage and off road parking.

GARAGE

Up and over door.



PURCHASER NOTE

Please note that there is an Estate Management Charge for the upkeep of the communal areas and green spaces, estimated to be approximately £235 per annum

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected gas, electric and drainage.

LOCAL AUTHORITY:

Mendip District Council. Tax Band C.

SERVICE/MAINTENANCE CHARGE:

Approx £235.00 per annum

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

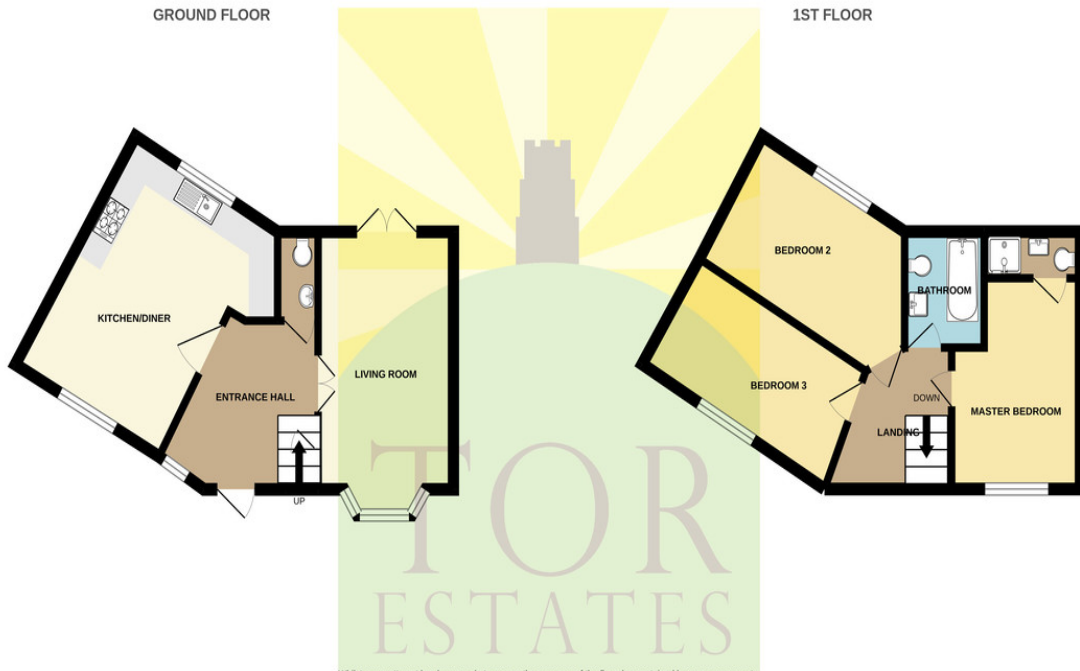
MORTGAGE ADVICE

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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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		92 A
81-91	B		
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		