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12 HAWKINS CLOSE, STREET, BA16 0AX
£215,000 - FREEHOLD

A well presented, two bedroom end of terrace home with attractive gardens and driveway, tucked away at the end of a quiet cul-de-sac, positioned within a popular residential area of Street.

An early viewing is essential to really appreciate what this property has to offer, making an ideal starter home or investment opportunity.

Offered with no onward chain.

ENTRANCE HALL

UPVC double glazed front entrance door. Wood effect laminate flooring. UPVC double glazed obscured inner door opening to

LIVING ROOM

14' 11" x 11' 8" (4.55m x 3.56m)

Double radiator. Wood effect floor. Stairs to first floor. UPVC double glazed window to front. Door way leading to kitchen/diner.



KITCHEN/DINER

11' 8" x 9' 8" (3.56m x 2.95m)

A fitted kitchen appointed with a range of wall, drawer and base units with wood effect laminate work surfaces over. Inset stainless steel sink with drainer and mixer tap over. Complementary tiling to splash prone areas. Space and plumbing for washing machine and slimline dishwasher. Space for electric cooker and cooker hood over. Space for upright fridge/freezer. Tiled floor. Space for table and chairs. Double radiator. Wall mounted gas fired boiler. UPVC double glazed window, overlooking the rear garden. UPVC double glazed pedestrian door providing access out to the decked area of the garden.



STAIRS TO FIRST FLOOR

LANDING

Doors leading to bedroom one, two and family bathroom.

BEDROOM ONE

11' 8" x 8' 6" (3.56m x 2.59m)

Radiator. UPVC double glazed window to rear.



BEDROOM TWO

11' 9" x 8' 5" (3.58m x 2.57m)

Radiator. Built-in wardrobe over the stair well with shelving. UPVC double glazed window with a view towards Glastonbury Tor.



FAMILY BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m)

A contemporary white suite comprising low level WC. Pedestal wash hand basin. Panelled bath with central taps and shower/spray attachment over. Complementary tiling to splash prone areas. Chrome heated towel rail. UPVC double glazed obscured window to side elevation.

Call us TODAY for a FREE, NO obligation consultation.



OUTSIDE

REAR GARDEN

The rear garden enjoys a southerly aspect and is enclosed by wooden fencing and a brick wall. A pedestrian gate providing access out onto the drive. Initially there is a decked seating area for entertaining or to enjoy alfresco dining. Steps lead to a raised lawned area of the garden, with a gravelled area to the side.



FRONT OF PROPERTY

The property is approached via a driveway which is shared with neighbouring properties, which in turn leads to the hard standing drive, located nearest the house and provides off road parking for two vehicles. Gated access leads to the rear garden from the drive. Lawned area to the front for ease of maintenance.

PROPERTY INFORMATION:

TENURE:	Freehold
SERVICES:	Mains connected gas, electric and drainage
LOCAL AUTHORITY:	Mendip District Council. Tax Band B.
VIEWING ARRANGEMENT:	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE:	£850.00

MORTGAGE ADVICE

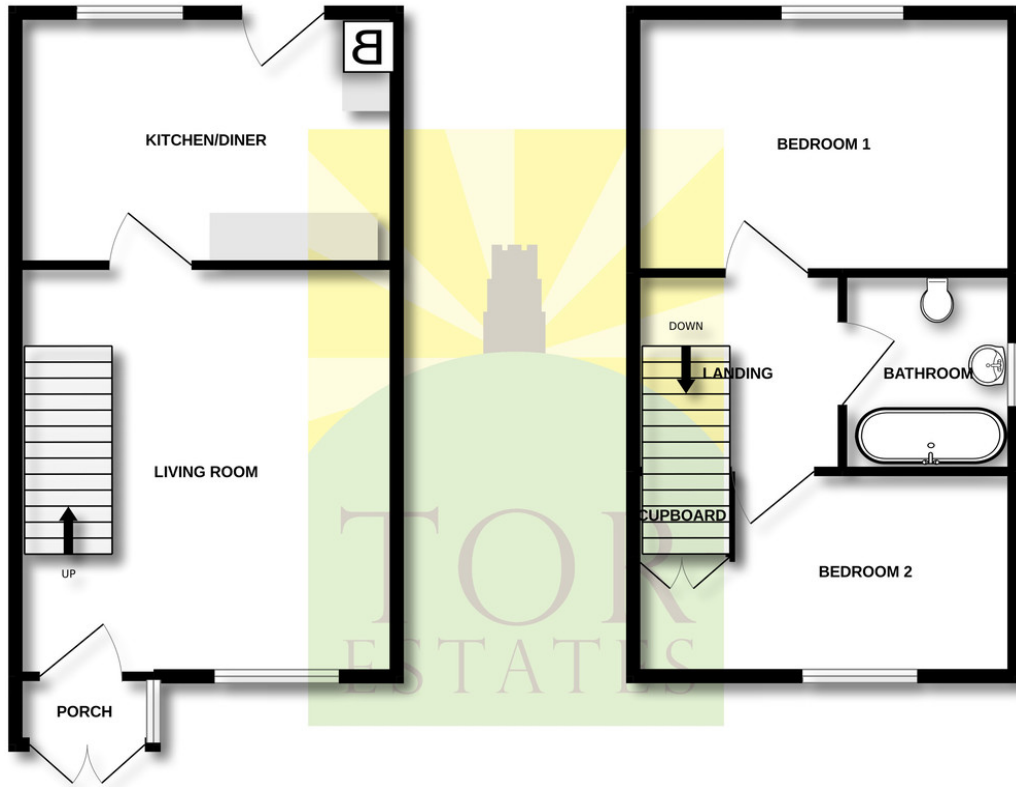
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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE
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GROUND FLOOR

1ST FLOOR



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