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12 WHITING ROAD, GLASTONBURY, BA6 8HP
£230,000 - FREEHOLD

A wonderful two double bedroom, semi-detached home situated in an elevated part of the town, has come to the market. The property comprises entrance hall, lounge/diner, kitchen, utility, bathroom, front and rear garden with an outbuilding. An early viewing is essential as it is being offered to the market with no onward chain.

ENTRANCE HALL

7' 10" x 7' 6" (2.41m x 2.30m)

Doors leading to living/dining room and kitchen. Stairs to first floor. UPVC double glazed window to side.

LOUNGE/DINER

10' 11" x 10' 0" (3.34m x 3.06m)

Radiator. UPVC double glazed window to front and double doors at the rear leading on to the garden.



LANDING

UPVC double glazed window to side.

BEDROOM ONE

15' 1" x 9' 10" (4.61m x 3.00m)

Built in double wardrobe with sliding mirrored doors. Built in cupboard. Radiator. Two UPVC double glazed windows to front.



KITCHEN

11' 7" x 6' 10" (3.54m x 2.10m)

A range of drawer and base units with laminate work surfaces over. Recess with storage cupboard and laminate work surface over. One and a half stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Built in electric oven and gas hob with cooker hood over. Space and plumbing for a dishwasher. Space for upright fridge/freezer. Storage cupboards. Wall mounted gas boiler. Laminate wood effect flooring. UPVC double glazed window to rear. Walk through to utility room.



BEDROOM TWO

9' 9" x 9' 4" (2.98m x 2.87m)

Built in double wardrobe with mirrored sliding doors. Radiator. UPVC double glazed window to front.



UTILITY ROOM

7' 5" x 5' 10" (2.28m x 1.80m)

Space and plumbing for a washing machine. Space for a tumble dryer. cupboard with laminate work surface over. Shelving. Top mount sink with tap over. Tiling to splash prone areas. Tiled flooring. Two UPVC double glazed doors.

Call us TODAY for a FREE, NO obligation consultation.

AIRING CUPBOARD

Radiator

FAMILY BATHROOM (L SHAPE)

6' 10" x 5' 6" (2.10m x 1.68m)

Low level WC. Top mount sink. Panelled bath with shower over and glass shower screen. Heated towel rail. Tiled flooring. UPVC double glazed obscure window to rear.



OUTSIDE

OUTBUILDING

Electric, window and door to front. Laminate flooring.



REAR GARDEN

Rear garden is enclosed with wooden fencing. Large patio area for entertaining. Three steps leading up to a lawn and the outbuilding.



FRONT GARDEN

There is a pathway leading to the front door of the property. There is also side pedestrian access. The front garden is laid to lawn with an array of shrubs and bushes and is enclosed by a low level wooden picket fence.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electric, gas and drainage.

LOCAL AUTHORITY

Mendip District Council, band B

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

£800 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.

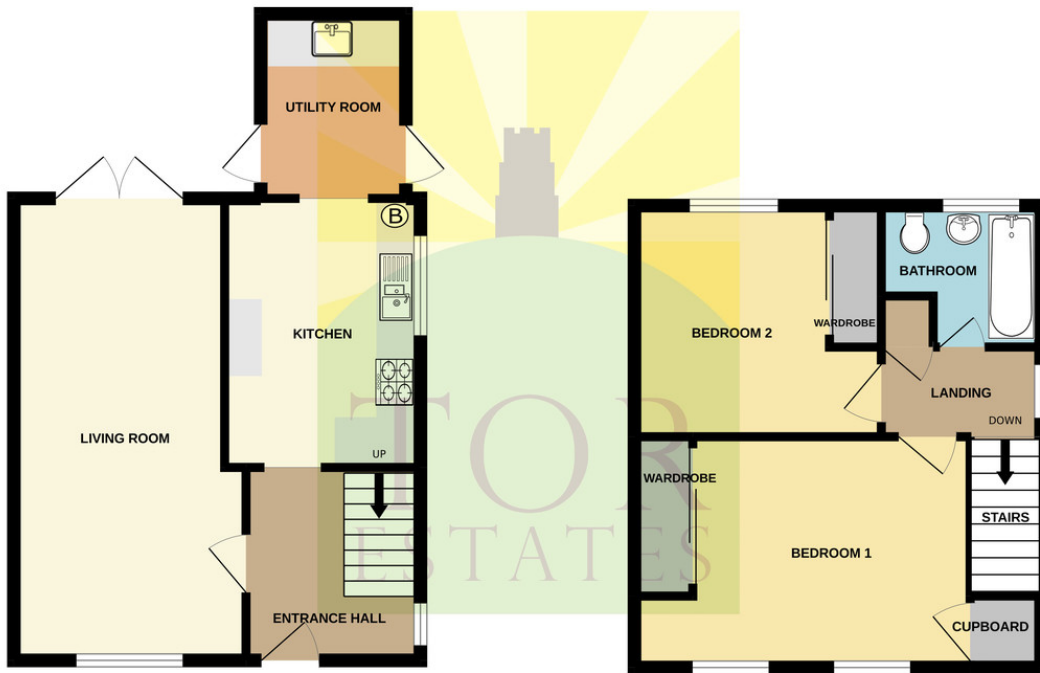
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GROUND FLOOR

1ST FLOOR



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		