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## 85 MANOR HOUSE ROAD, GLASTONBURY, BA6 9DQ £375,000 - FREEHOLD

A unique opportunity to purchase a mature and spacious three bedroom semi-detached property, with the bonus of an attic room and en suite, gardens, off road parking and a two bedroom detached log cabin located in the rear garden which is run as a successful Airb&b by the current vendors, centrally positioned within the historic market town of Glastonbury. There is also the bonus of the use of the community gardens for all residents to the rear. The property is being offered with NO ONWARD CHAIN.

An early viewing is essential as this property has so much to offer.

## AMENITIES & RECREATION

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles away, whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington.

## UPVC DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE PORCH

9' 04" x 5' 10" (2.84m x 1.78m) The gas and electric meter boxes are located here (there is a smart meter located within the house). Courtesy lighting and inner wooden part glazed door opening to

### ENTRANCE HALL

Wooden flooring and stair case rising to first floor accommodation. Under stairs storage area. Double radiator. Wooden doors to living room and kitchen.

### LIVING ROOM

14' 0" x 11' 04" (4.27m x 3.45m)  
UPVC double glazed window to front elevation. Wooden flooring throughout. The focal point of the room is the wooden fire surround with inset Morso Squirrel multi fuel burner and flagstone hearth. Television and telephone points. Double radiator.



### KITCHEN

11' 08" x 9' 11" (3.56m x 3.02m)  
Two UPVC double glazed windows to side elevation. A fitted kitchen comprising shaker style wall, drawer and base units with wooden work surfaces over. Inset ceramic Belfast sink with mixer taps over. Complementary tiling to splash prone areas. Built-in single electric oven and four ring gas hob and extractor fan over. Space for upright fridge/freezer. Breakfast bar area. Ladder radiator. Tiled flooring. Part glazed wooden door to utility room. Wooden doorway leading to



### DINING ROOM

10' 04" x 10' 0" (3.15m x 3.05m)  
UPVC double glazed window to rear elevation, overlooking the garden. Wooden flooring. Storage cupboards to both recesses.

### UTILITY ROOM

Tiled floor. Door to rear garden and sliding door to downstairs WC. Worktop with space and plumbing for washing machine and space for under counter fridge or freezer. Built-in storage cupboard.

### WC

Tiled floor. Glazed window to rear. High level WC. Wall mounted wash hand basin. Radiator. Wooden panelling to walls.

## STAIRS RISING TO FIRST FLOOR

### FIRST FLOOR LANDING

Wooden flooring. Doors to bedrooms one, two, three and shower room and separate WC.

### BEDROOM ONE

14' 01" x 10' 01" (4.29m x 3.07m)  
UPVC double glazed window to front elevation. Wooden flooring. Built-in wardrobes. Built-in airing cupboard housing the wall mounted gas fired boiler. Radiator.



### BEDROOM TWO

11' 04" x 10' 05" (3.45m x 3.18m)  
UPVC double glazed window to rear elevation. Radiator. Built-in wardrobes. Wooden flooring.

Call us TODAY for a FREE, NO obligation consultation.

### BEDROOM THREE

9' 11" x 7' 11" (3.02m x 2.41m)

UPVC double glazed window to rear elevation. The bedroom is currently being used as a home office/study. Wooden flooring. Radiator. Wooden stairs rising to attic room.



### SHOWER ROOM

UPVC double glazed obscured window to side elevation. Suite comprising walk-in double shower cubicle with mains shower over. Pedestal wash hand basin. Complementary tiling to floor and walls. Wall mounted stainless steel heated towel rail.

### WC

Obscured glazed window to front elevation. Low level WC. Wall mounted wash hand basin. Tiled floor. Wooden panelling to walls.

### WOODEN STAIR CASE TO SECOND FLOOR

### ATTIC ROOM

18' 01" x 9' 06" (5.51m x 2.9m)

Wooden panelling with eaves storage space. Three Velux windows to two aspects. Double radiator. Wooden ledge and brace door to

### EN SUITE SHOWER ROOM

Velux window. White suite comprising wall mounted wash hand basin and close coupled WC. Walk-in shower cubicle with mains shower over. Fully tiled floor and walls to splash areas. Wall mounted stainless steel heated towel rail.

### OUTSIDE

### FRONT OF THE PROPERTY

The property is accessed via a five bar gate leading to a gravelled driveway providing off road parking for one vehicle. There is an additional gravelled area to house potted plant borders. Pathway providing side access.

### REAR GARDEN

Initially there is a patio area providing a seating area ideal for alfresco dining. Wooden storage sheds. Mature bush and shrub borders with brick paving leading to the log cabin accommodation.

### LOG CABIN ACCOMMODATION

AGENTS NOTE: The current owners use and run the log cabin as successful AirB&b accommodation for guests and receive an income from this.

### OPEN PLAN LOUNGE/DINER/KITCHEN

12' 08" x 11' 04" (3.86m x 3.45m)

A double aspect room providing a dining, kitchen and seating area. A contemporary fitted kitchen with a range of wall, drawer and base units with marble effect laminate work surface over. Inset one and a half bowl sink with drainer and mixer tap over. Built-in electric oven with two ring induction hob over and cooker hood. Integrated fridge/freezer, slimline dishwasher and washing machine. Wall mounted electric radiator. Double glazed front entrance door. A seamless transition into the inner hall providing access to two bedrooms and shower room. Double glazed window and additional door to front.



### BEDROOM ONE

10' 01" x 7' 05" (3.07m x 2.26m)

Double glazed window to rear aspect. Electric wall mounted radiator.



### BEDROOM TWO/SITTING ROOM

7' 05" x 7' 04" (2.26m x 2.24m)

A dual purpose room. Double glazed window to rear aspect. Wall mounted electric radiator.

### SHOWER ROOM

A completely tiled wet room with Mira Sport electric shower. Close coupled WC and corner wall mounted wash hand basin with cupboard under. Extractor fan. Wall mounted stainless steel heated towel rail.

### ACCESS TO COMMUNITY GARDENS

AGENTS NOTE: The community garden does not come with the sale of 85 Manor House Road, however it can be accessed and used by number 85 as well as other residents. Accessed via a five bar gate to the rear of number 85. There are mature areas as well as the opportunity to be able to grow vegetables, with a seating and entertaining area to include a pizza oven and BBQ.

Specialising in Residential Sales, Lettings and Finance.



**PROPERTY INFORMATION:**

<b>TENURE:</b>	Freehold
<b>SERVICES:</b>	Mains electricity, gas and water connected. Television and telephone connected.
<b>LOCAL AUTHORITY:</b>	Mendip District Council. Tax Band B.
<b>VIEWING ARRANGEMENT:</b>	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
<b>RENTAL VALUE:</b>	House - £950 PCM Log Cabin – Is being run as Airbandb

**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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		