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8 FERRYMAN ROAD, GLASTONBURY, BA6 9BW
O.I.E.O £200,000 - FREEHOLD

A three bedroom semi-detached bungalow with garage, driveway and gardens, occupying a corner plot located on the ever desirable Thordun Estate has come to the market. The property is in need of modernisation throughout and being offered with NO ONWARD CHAIN.

An early viewing is essential.

The property comprises; entrance porch, entrance hall, lounge/diner, kitchen, bathroom, three bedrooms, lean-to conservatory, corner plot gardens, single garage and off road parking for two vehicles.

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 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.

ENTRANCE PORCH

UPVC double glazed front door opening into the porch. Inner door opening to

ENTRANCE HALL

Doors to kitchen, lounge/diner, bedrooms one, two, three and bathroom. Access to loft hatch.

LOUNGE/DINER

14' 08" x 12' 03" (4.47m x 3.73m)
UPVC double glazed window to side elevation.
Reconstructed stone fireplace with inset gas fire.
Radiator.



KITCHEN

9' 05" x 8' 05" (2.87m x 2.57m)
UPVC double glazed window to front elevation. A range of wall, drawer and base units with laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Space for cooker. Space for under counter fridge. Built-in pantry style cupboard. Door to



CONSERVATORY

9' 02" x 7' 06" (2.79m x 2.29m)
Conservatory with polycarbonate roof and UPVC double glazed windows to sides and UPVC double glazed door leading out to the garden. Work surface over, with space and plumbing for washing machine and space for under counter freezer.

BATHROOM

UPVC double glazed obscured window to side elevation. Suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiling to splash prone areas. Radiator.

BEDROOM ONE

13' 02" x 9' 11" (4.01m x 3.02m)
UPVC double glazed window to side elevation.
Radiator. Built-in wardrobes. Built-in airing cupboard.



BEDROOM TWO

11' 06" x 7' 11" (3.51m x 2.41m)
UPVC double glazed window to side elevation.
Radiator.

Call us TODAY for a FREE, NO obligation consultation.



BEDROOM THREE

7' 11" x 6' 06" (2.41m x 1.98m)

UPVC double glazed window to front elevation.

Depending on configuration this bedroom can be used as another reception room.



OUTSIDE

GARDENS

The bungalow is situated within a corner plot which is screened and enclosed by mature hedging. There are areas laid to lawn with mature plant and shrub borders. Wooden garden shed and greenhouse.



SINGLE GARAGE & PARKING

Up and over door to front. Power and light. There is a hardstanding driveway providing off road parking for two vehicles.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains electricity, gas, water and drainage connected.

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:

£950 - £1,000 PCM once all works done

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