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7 AVALON MEWS, GLASTONBURY £149,950 - FREEHOLD

An attractively designed, middle terrace two bedroom mews style house with courtyard garden, occupying a central position to the historic High Street of Glastonbury has come to the market. Immaculately presented throughout, the property is being offered with NO ONWARD CHAIN, making an starter home or investment opportunity.

AMENITIES AND 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, 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.

ACCOMMODATION:

STORM PORCH

Courtesy lighting. Wooden part glazed front entrance door opening to

ENTRANCE HALL

Quality oak effect laminate flooring throughout. Cloaks hanging space. Doorway to kitchen and panelled doors to lounge/diner and cloakroom. Double radiator. Intercom system.

CLOAKROOM

Quality oak effect laminate flooring throughout. Contemporary white suite comprising close coupled WC. Corner wall mounted wash hand basin with tiling to splash back. Double radiator. Extractor fan.

KITCHEN

8' 11" x 5' 10" (2.72m x 1.78m)
Double glazed sash window to front elevation. A fitted kitchen appointed with a range of wall, drawer and base units with contrasting laminate work surfaces over. Inset stainless steel one and a quarter bowl sink with drainer and mixer tap over. Complementary tiling to splash prone areas. Built-in electric single oven and four ring gas hob and stainless steel cooker hood over. Space and plumbing for washing machine. Space for upright fridge/freezer. Quality oak effect laminate flooring throughout. Double radiator. Wall mounted Baxi gas fired boiler providing domestic hot water and central heating to the property. Downlighters.



LOUNGE/DINER

15' 6" x 12' 9" (4.72m x 3.88m) including the stairs
A well proportioned principal reception room with double glazed personal door and full length panes either side, providing access out to the attractive courtyard garden. Quality oak effect laminate flooring throughout. Stair case rising to first floor accommodation with open under stairs area, providing a space for dining table and chairs. Double radiator. Television and telephone points.



STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed sash window to rear elevation. Double radiator. Panelled doors to bedrooms one, two and bathroom. Built-in storage cupboard with hanging rail. Access to loft hatch.

BEDROOM ONE

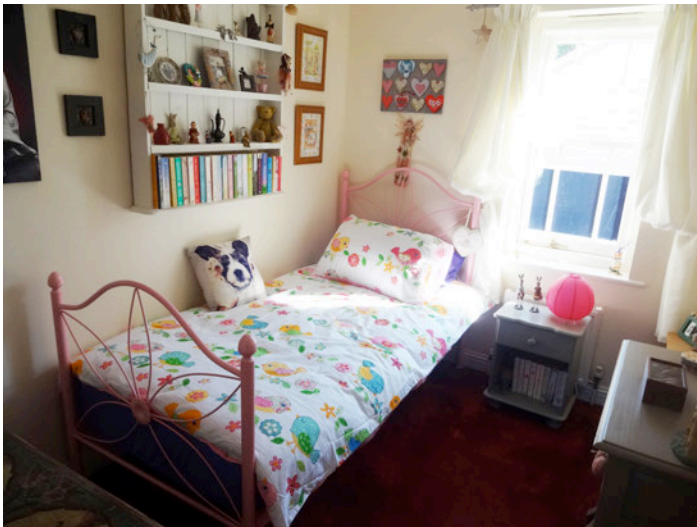
12' 4" x 8' 1" (3.76m x 2.46m)
A well proportioned principal bedroom with double glazed sash window to front elevation. Double radiator.



BEDROOM TWO

9' 4" x 7' 1" (2.84m x 2.16m)

Double glazed sash window to front elevation. Double radiator.



BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)

Obscured double glazed sash window to rear elevation. A contemporary white suite comprising close coupled WC. Pedestal was hand basin. Panelled bath with shower mixer over. Complementary tiling to splash prone areas. Extractor fan. Double radiator. Shaver point. Linoleum flooring throughout. Downlighters.



OUTSIDE

COURTYARD GARDEN

The attractive courtyard garden enjoys a westerly aspect and is enclosed by close board fencing and stone walling. Outside courtesy lighting. Initially there is a paved patio area with gravel beyond for ease of maintenance, bordered by a raised mature bed.



FRONT OF THE PROPERTY

Avalon Mews is approached by a secure gate with intercom facility.

PROPERTY INFORMATION:

TENURE:

SERVICES:

LOCAL AUTHORITY:

MANAGEMENT:

VIEWING ARRANGEMENTS:

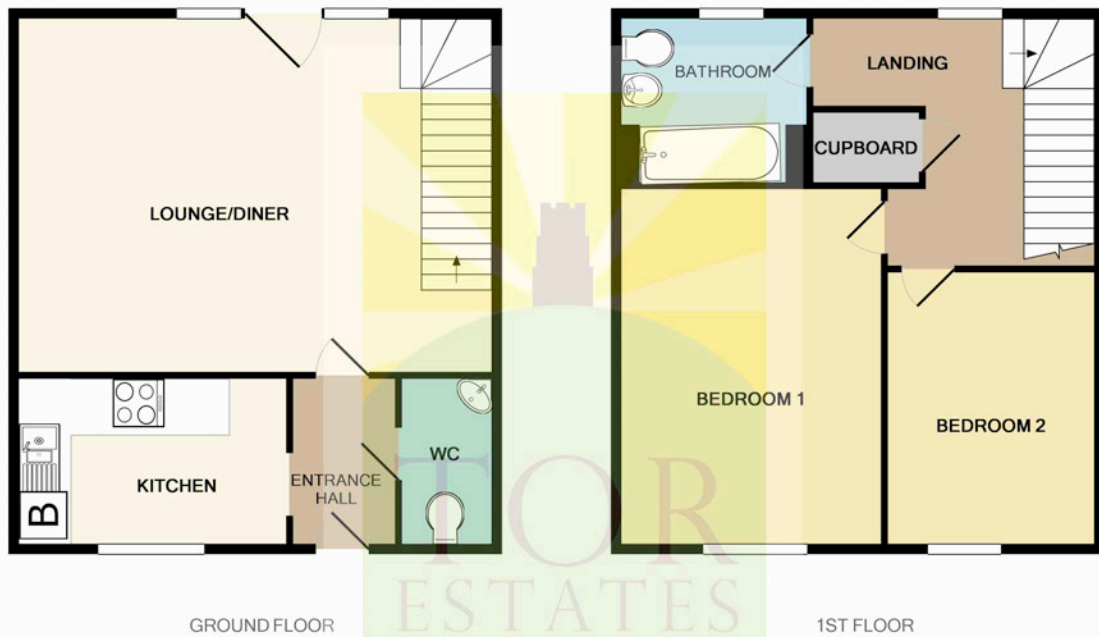
Freehold

Mains electricity, gas and drainage are all connected. Water Meter. Telephone, broadband and satellite would be available.

Mendip District Council. Tax Band B.

Avalon Mews Ltd. Annual charge of £50-£75 to cover upkeep of communal areas of the Mews.

By appointment only through Tor Estates. Please call us on 01458 888020 or email info@torestates.co.uk to arrange a convenient appointment.



7 AVALON MEWS, GLASTONBURY, BA6 8DG
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

7 Avalon Mews, Silver Street, GLASTONBURY, BA6 8DG
Dwelling type: Mid-terrace house **Reference number:** 0318-2815-7138-9727-3865
Date of assessment: 25 July 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 July 2013 **Total floor area:** 54 m²

- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,230
Over 3 years you could save	£ 144

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 108 over 3 years	<div style="border: 2px solid green; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 144 over 3 years</p> </div>
Heating	£ 807 over 3 years	£ 816 over 3 years	
Hot Water	£ 237 over 3 years	£ 162 over 3 years	
Totals	£ 1,230	£ 1,086	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient • lower running costs</small></p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: #4caf50; padding: 2px 5px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #8bc34a; padding: 2px 5px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #e91e63; padding: 2px 5px;">(1-20) G</div> </div> <p><small>Not energy efficient • higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #00bcd4; color: white;">Current</th> <th style="background-color: #00bcd4; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">76</td> <td style="text-align: center; font-size: 2em;">91</td> </tr> </table>	Current	Potential	76	91	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
76	91					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£35	£ 66	
2 Solar water heating	£4,000 - £6,000	£ 75	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 750	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.