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DREAMTIME, 3 BELLE VUE, NORTH STREET, SOMERTON - £165,000

A characterful end of terrace cottage with accommodation set over three floors, off street parking with carport, attractive gardens and countryside views to be enjoyed set within the charming market town of Somerton. An early viewing is essential to really appreciate what this property has to offer as it is being marketed with NO ONWARD CHAIN.

AMENITIES AND RECREATION:

Somerton offers a good level of amenities including shops, banks, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

ACCOMMODATION:

TIMBER PART GLAZED FRONT ENTRANCE DOOR TO

SITTING ROOM

21' 5" x 12' 10" (6.52m x 3.91m) Irregular Room
A well proportioned principal reception room with hardwood triple glazed window to side elevation and glazed window with secondary glazing to front elevation, affording a view across the garden to be enjoyed. Exposed beam. Stained pine floorboards throughout. Recess display cabinet with cupboards under. Two double radiators. Television and telephone points. Built-in storage cupboard with shelving. Stair case rising to first floor accommodation. Opening to rear lobby.



REAR LOBBY

Steps to the rear lobby. Wood effect vinyl flooring throughout. Double radiator. Wooden ledge and brace door to utility/WC. Opening to the kitchen/diner. Part glazed door to rear, providing access out to the carport.

UTILITY/WC

7' 7" x 5' 3" (2.31m x 1.60m)
UPVC double glazed obscured window to rear elevation. Suite comprising low level WC. Vanity unit with inset wash hand basin and cupboards under. Space and plumbing for washing machine. Double radiator. Wood effect vinyl flooring. Wall mounted Worcester gas fired boiler, providing domestic hot water and central heating to the property.

KITCHEN/DINER

13' 10" x 11' 5" (4.21m x 3.48m) irregular room
A dual aspect room with UPVC double glazed windows to both side elevations. A fitted kitchen appointed with a range of wall, drawer and base units with laminate work surfaces over. Inset sink with drainer and mixer tap over. Complementary tiling to splash prone areas. Space for cooker with cooker hood over. Space for upright fridge/freezer. Double radiator. Space for table and chairs, ideal for formal dining. Access to small loft hatch.



STAIRS RISING TO FIRST FLOOR

LANDING

UPVC double glazed window to front elevation, affording a view across the attractive gardens. Door to double bedroom. Part glazed door with coloured glass insert to bathroom. Double radiator. Steps to the second floor attic room.

BEDROOM

13' 10" x 11' 4" (4.21m x 3.45m)
A well proportioned principal bedroom with UPVC double glazed window to side elevation, affording views across open countryside to be enjoyed. UPVC double glazed window to rear elevation, with window seat under. Double radiator. Door to bathroom.



BATHROOM

11' 2" x 4' 8" (3.40m x 1.42m)

A Jack and Jill style bathroom with access to the landing and the bedroom. UPVC double glazed obscured window to side elevation. A traditional white suite comprising low level WC. Panelled bath with Mira electric shower over and glass shower screen. vanity unit with inset wash hand basin and cupboards under. Complementary tiling to splash prone areas. Double radiator.

STEPS TO ATTIC ROOM

ATTIC ROOM

17' 7" x 8' 7" (5.36m x 2.61m) restricted head height

A useful additional space with the potential for it to be used as a bedroom. UPVC double glazed window to side elevation, affording views across open countryside to be enjoyed. Double radiator. Television and telephone points. Exposed roof beam. Downlighters. Access to two eaves storage cupboards.



OUTSIDE

PARKING

To the rear of the property is a vehicular entrance which is shared with the neighbouring properties allowing access to the carport providing off road parking for one vehicle.

GARDENS

The property is approached via a pathway leading to the front entrance door, this pathway is also shared with the neighbouring properties. Initially there is an enclosed lawned garden with a covered seating area, lighting and small hedge border. A pathway leads to an additional lawned garden interspersed with various flower and mature shrub borders.



PROPERTY INFORMATION:

TENURE:

Flying Freehold

SERVICES:

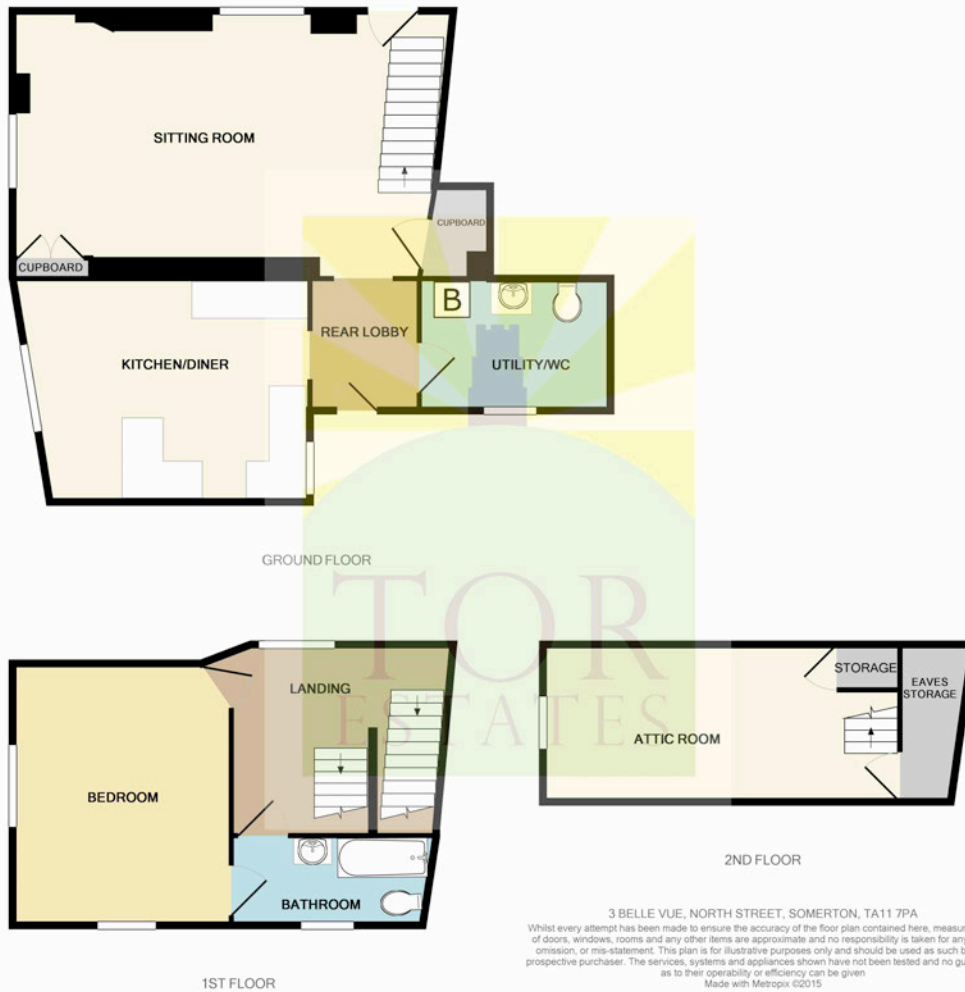
Mains electricity, gas, water meter and drainage are all connected. Telephone and broadband would be available.

LOCAL AUTHORITY:

South Somerset District Council. Tax Band C.

VIEWING ARRANGEMENTS:

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



Energy Performance Certificate



Flat 3 Belle View, North Street, SOMERTON, TA11 7PA

Dwelling type: End-terrace house
 Date of assessment: 24 April 2012
 Date of certificate: 24 April 2012
 Reference number: 0594-2874-6545-9422-7881
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 104 m²

Use this document to:

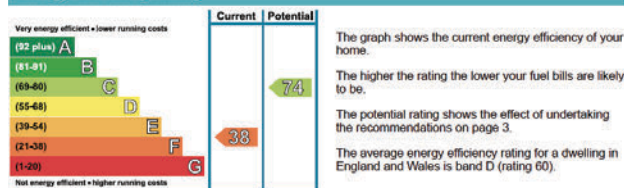
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,299
Over 3 years you could save	£ 1,866

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 3,735 over 3 years	£ 2,064 over 3 years	
Hot Water	£ 405 over 3 years	£ 210 over 3 years	
Totals	£ 4,299	£ 2,433	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 990	✓
2 Floor Insulation	£800 - £1,200	£ 141	✓
3 Heating controls (room thermostat)	£350 - £450	£ 192	✓

See page 3 for a full list of recommendations for this property.

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.