

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG



sales@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk



4 GLASTON ROAD, STREET, BA16 0AN

£285,000 – FREEHOLD

An absolute TARDIS! This property has to be viewed to be believed.

A deceptively spacious, period end of terrace property, occupying a secluded position within close proximity to the High Street of the thriving mid Somerset town of Street. The property boasts two/three reception rooms, a good sized kitchen, four/five bedrooms with two en suites and an enclosed garden.

AMENITIES & RECREATION

Street 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. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

ACCOMMODATION

A deceptively large four/five double bedroom house with two/three reception rooms, situated within a level walk into the town centre. Outside there is a low maintenance garden and ample off road parking available.

ENTRANCE

Front door leading into hallway and dining room.

DINING ROOM

11' 1" x 10' 11" (3.38m x 3.33m)

UPVC double glazed windows to front. Radiator. Doors leading into living room, playroom and kitchen. Under stairs cupboard and stairs rising to first floor.



LIVING ROOM

16' 0" x 11' 10" (4.88m x 3.61m)

UPVC double glazed double doors to rear elevation. Solid wooden flooring. Feature fireplace. Radiator.



PLAYROOM/BEDROOM FIVE

11' 3" x 10' 7" (3.43m x 3.23m)

UPVC double glazed door and windows to rear elevation. Radiator. Door to en suite bathroom. Solid wooden flooring.

EN SUITE BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m)

A white suite comprising Jacuzzi style bath with shower over, pedestal wash hand basin and low level WC. Floor to ceiling tiling. Shaver point.



KITCHEN

17' 9" x 8' 9" (5.41m x 2.67m)

Fully fitted with a range of wall, base and drawer units. Laminate work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Space and plumbing for a dishwasher and washing machine. Range style cooker with six burner hob, double oven and grill. Radiator. Space for a fridge/freezer. UPVC double glazed window to front. Valliant gas fired boiler.

STAIRS TO FIRST FLOOR

Landing with access to bedrooms one, two, three and four and family bathroom. Large airing cupboard and loft access above.

BEDROOM ONE WITH MASTER EN SUITE

11' 5" x 10' 5" (3.48m x 3.18m)

UPVC double glazed window to rear elevation. Radiator.

Call us TODAY for a FREE, NO obligation consultation.

EN SUITE SHOWER ROOM

6' 4" x 5' 10" (1.93m x 1.78m)

A contemporary white suite comprising shower cubicle, low level WC and pedestal wash hand basin. Tiling to splash prone areas. Extractor fan.



FAMILY BATHROOM

8' 0" x 6' 3" (2.44m x 1.91m)

A white suite comprising low level WC, pedestal wash hand basin and P shaped panelled bath with shower above. Loft hatch above. Floor to ceiling tiling. Heated towel rail. Shaver point.



OUTSIDE

To the rear, there is a garden, which is enclosed with wooden fencing, bordered with plants and shrubs. Large patio and entertaining area. Pedestrian gate leading to parking area. Shed.



BEDROOM TWO

12' 1" x 11' 3" (3.68m x 3.43m)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE

10' 11" x 10' 7" (3.33m x 3.23m)

UPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR

8' 10" x 8' 0" (2.69m x 2.44m)

UPVC double glazed window to front elevation. Radiator.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains gas, electricity all connected.

LOCAL AUTHORITY:

Mendip District Council. Tax Band D.

VIEWING ARRANGEMENT:

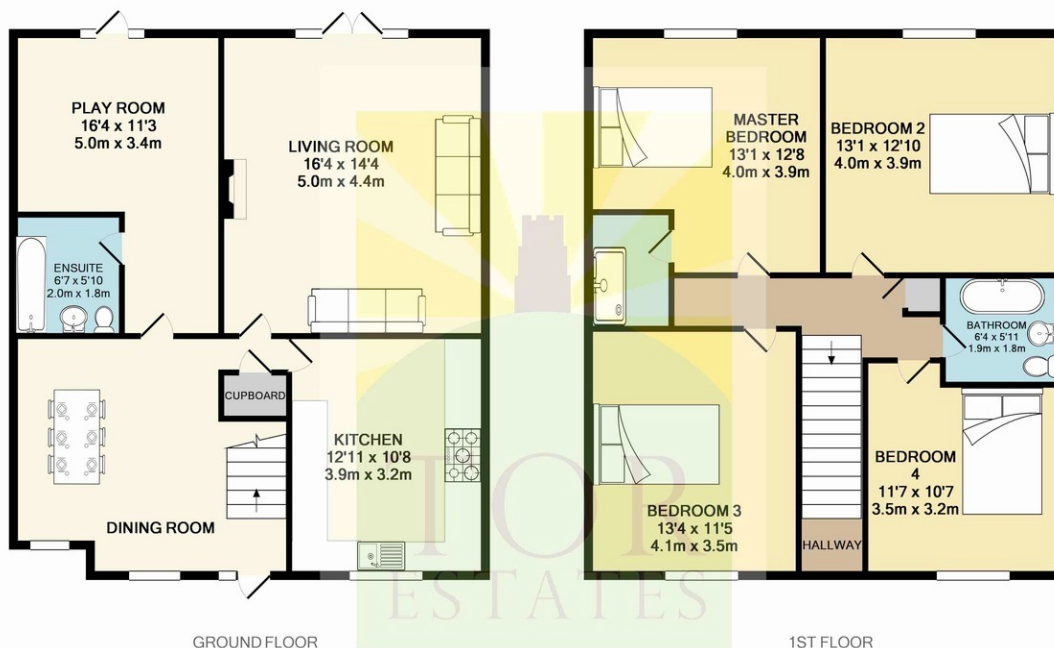
By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

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.

Specialising in Residential Sales, Lettings and Finance.



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.
Made with Metropix ©2016

Energy Performance Certificate



4, Glaston Road, STREET, BA16 0AN

Dwelling type: Mid-terrace house
Date of assessment: 25 May 2016
Date of certificate: 27 May 2016

Reference number: 2058-8035-7255-2186-6990
Type of assessment: RdSAP, existing dwelling
Total floor area: 136 m²

Use this document to:

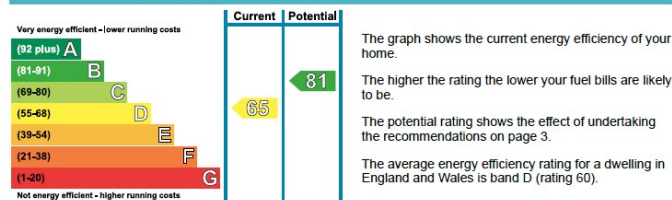
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,357
Over 3 years you could save	£ 834

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 228 over 3 years	
Heating	£ 2,709 over 3 years	£ 2,061 over 3 years	
Hot Water	£ 351 over 3 years	£ 234 over 3 years	
Totals	£ 3,357	£ 2,523	

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 Cavity wall insulation	£500 - £1,500	£ 291	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 366	✓
3 Low energy lighting for all fixed outlets	£20	£ 57	

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.