

Deere Cottage
Martin Street
Baltonsborough
BA6 8QY
£325,000

JEANES
HOLLAND
BURNELL



JEANES
HOLLAND
BURNELL

An exceptional mid terrace three bedroom home on this superb development of 6 houses, offering innovation, energy saving and quality design features, being situated on the outskirts of this highly sought after village.

In brief the accommodation comprises: entrance hall, cloakroom, lounge, kitchen/dining room, utility, three bedrooms and two bathrooms. Parking for three cars. Enclosed garden with garden office and store. Energy efficiency is generated by a combination of the air source heat pump, heated recovery system and Photovoltaic tiles on the roof. Underfloor heating to the ground floor rooms.

REF: AIS5530

Telephone: 01458 833123

www.jeaneshollandburnell.co.uk

Deere Cottage Martin Street, Glastonbury

LOCATION:

Deere Cottage is situated in the mid-Somerset village of Baltonsborough which has good local amenities including local Public House, primary school and village store. The village is some 4 miles from the historic town of Glastonbury and the thriving centre of Street, both of which offer good shopping, sporting and recreational facilities. Locally there are excellent state and independent schools, notably Millfield, Wells Cathedral School and Strode College. Millfield prep school is within just a few minutes drive. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.

DIRECTIONS:

From the Glastonbury office, take the A361, Shepton Mallet road. After passing Millfield Prep school on the right, continue on for another mile, whereby you will see a turning on the right hand side for Baltonsborough. Follow this road into the village, and you will find the Martinsfield development on the right hand side.

ACCOMMODATION

Canopied front entrance porch with door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing. Oak floor. Matching oak doors off and leading to:

CLOAKROOM

Contemporary styled vanity unit with square wash hand basin and WC having a concealed cistern. Oak floor. Heated towel rail. Extractor fan.

LOUNGE 19' 6" x 11' 11" (5.94m x 3.63m)



A lovely light room with a window to front and part glazed doors to the rear patio. Feature fireplace with inset wood burning stove, having a heavy wooden beam over. Oak floor. Two wall light points. Part glazed doors to rear garden.

KITCHEN/DINING ROOM 19' 6" x 11' 10" (5.94m x 3.60m)



Fitted with a comprehensive range of light blue 'Shaker' style wall, base and drawer units with Minerva composite work surfaces over. Integrated appliances include a dishwasher and fridge/freezer. The 'Range master' induction hob with extractor hood over, will remain with the sale. Window to front. Flagstone floor before an oak floor continues into the dining area. Part glazed doors to the rear garden. Inset ceiling, low energy spot lights. Door to:

UTILITY

This houses the heat recovery unit feeding the under floor heating and hot water, also having the control cupboard to one side. Space and plumbing for a washing machine and tumble drier with work surface over. Window to rear. Inset ceiling spotlights. Tiled floor. Understair store cupboard.

FIRST FLOOR

LANDING

Window to rear with rural views. Access to loft space, which is part boarded with a drop down ladder. Radiator. Matching oak doors off and leading to:

BEDROOM ONE 14' 8" x 11' 10" (4.47m x 3.60m)



Two built in wardrobes with clothes hanging rails and shelf storage space. Window to rear with rural views. Radiator. Matching oak door to:

EN-SUITE

Again in the contemporary style, with a fully tiled shower enclosure having a mains fed shower, vanity unit with a square edge wash hand basin and a WC. Window to front. Heated towel rail. Tiled floor. Inset ceiling spot lights. Vanity mirror with automatic light.

BEDROOM TWO 11' 1" x 9' 0" (3.38m x 2.74m)



Window to rear with rural views. Radiator.

BEDROOM THREE 10' 11" x 10' 2" (3.32m x 3.10m)



Window to front. Radiator.

BATHROOM



This stylish white suite comprises of a panelled bath, fully tiled shower enclosure with mains fed shower, vanity unit with inset square edge wash hand basin and a WC. Tiled floor. Window to front. Heated towel rail. Large linen cupboard with ample shelf storage space.



OUTSIDE



At the front, there is an open plan lawned garden, screened behind a mature hedgerow, with a footpath up to the front door. At the rear a patio extends from the house with ample space for outside dining, taking full advantage of the sunny aspect. Here there is the air source heat pump and then, a large expanse of lawn. A path leads to the foot of the garden where there is secure gated access to the off road parking spaces. This is where you will also find the recent addition of a home office (8'0" x 5'7") having power and light with window and door to the garden. Adjoining is a shed/store (11'4" x 5'9") and also having power/light supplied.

NOTICE

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. Buyers should obtain verification from their Solicitor. Please check the availability of any property before travelling any distance to view.

DATA PROTECTION

Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us

RESIDENTIAL LETTINGS

Jeanes Holland Burnell offers a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES

Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance and Mortgage Services.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. Written quotations are available on request.



Ground Floor Plan (Plot 2)



First Floor Plan (Plot 2)

Energy Performance Certificate

Deere Cottage, Martin Street, Baltonsborough, GLASTONBURY, BA6 8QY

Dwelling type: Mid-terrace house Reference number: 8744-7730-2589-9871-2902
 Date of assessment: 09 October 2014 Type of assessment: SAP, new dwelling
 Date of certificate: 09 October 2014 Total floor area: 117 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:	£ 1,437
Over 3 years you could save	£ 285

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 285 over 3 years </div>
Heating	£ 702 over 3 years	£ 714 over 3 years	
Hot Water	£ 531 over 3 years	£ 234 over 3 years	
Totals	£ 1,437	£ 1,152	

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

	Current	Potential
	90	93

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 297