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DEERE COTTAGE, MARTIN STREET, BALTONSBOROUGH,
GLASTONBURY, BA6 8QY
£325,000 - FREEHOLD

We have pleasure in marketing this mid terrace three double bedroom home 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.

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

RECREATION & AMENITIES

The property is situated in the popular village of Baltonsborough which has good local amenities including local Public House, primary school, village hall and store/post office. The village is some 4 miles from the historic town of Glastonbury famous for its Tor and picturesque Abbey Ruins and the thriving centre of Street, famous as the home of Millfield Senior School and Clarks Village. 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.

ACCOMMODATION

Front entrance porch with door leading to entrance hall.

ENTRANCE HALL

Oak doors leading off to cloakroom, lounge and kitchen/diner. Stairs rising to first floor. Underfloor heating throughout ground floor.

LOUNGE

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

Glazed window to front and part glazed doors to the rear patio and garden. Feature fire place with inset wood burning stove. Oak floor.



CLOAKROOM

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

KITCHEN/DINER

19' 6" x 11' 10" (5.94m x 3.61m)

Glazed window to front. The kitchen has been well appointed with a comprehensive range of "shaker" style wall, base and drawer units with Minerva composite work surfaces over. Integrated dishwasher and fridge/freezer. "Range master" induction hob with extractor hood over, will remain with the sale. Flagstone floor in kitchen, oak floor in dining area. Spotlights. Part glazed doors to rear garden.



UTILITY ROOM

The heat recovery unit feeding the under floor heating and hot water is located in the utility room, as well as the control cupboard to one side. Space and plumbing for a washing machine and tumble drier. Window to rear. Ceiling spotlights. Tiled floor. Under stairs storage cupboard.

FIRST FLOOR LANDING

Oak doors leading to bedrooms one, two, three and family bathroom. Loft access which is part boarded. Radiator.

BEDROOM ONE

14' 8" x 11' 10" (4.47m x 3.61m)

Window to rear with rural views. Two built in wardrobes with hanging rails and shelf storage space. Radiator.



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EN SUITE

Window to front. Contemporary suite comprising a fully tiled shower with mains fed shower, square pedestal wash hand basin and low level WC. Heated towel rail. Tiled floor. 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" (3.33m x 3.1m)

Window to front. Radiator.



BATHROOM

Window to front. Contemporary suite comprising panelled bath. Fully tiled shower enclosure with mains fed shower. Square edged wash hand basin and low level WC. Tiled floor. Heated towel rail. Large linen cupboard with ample shelf storage space.

OUTSIDE

The property is approached via a footpath leading to the front door. The front garden is laid to lawn, screened behind a mature hedgerow. At the rear there is an extensive entertainment patio. The rear garden is mostly laid to lawn. The air source heat pump is housed in the rear garden. There is a path leading to the foot of the garden where there is secure gated access to the off road parking spaces.



OUTSIDE OFFICE

8' 0" x 5' 7" (2.44m x 1.7m)

This recently added outside office benefits from power and light as well as a window and door to the garden. Adjoining the outside office you will find a shed/store, also benefiting from power and light.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains electricity, water and drainage all available.

LOCAL AUTHORITY:

Tax Band E.

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.

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GROUND FLOOR



1ST FLOOR

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 is given as to their operability or efficiency can be given.
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Energy Performance Certificate



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

Dwelling type: Mid-terrace house
 Date of assessment: 09 October 2014
 Date of certificate: 09 October 2014
 Reference number: 8744-7730-2589-9871-2902
 Type of assessment: SAP, new dwelling
 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	
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



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