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11 HOLM OAKS, BUTLEIGH, GLASTONBURY, BA6 8UB £259,950 - FREEHOLD

Set back in a quiet corner of this popular cul-de-sac within the desirable village of Butleigh, this spacious three bedroom link-detached house which offers the opportunity to improve throughout and is complemented by a wonderful corner plot garden, garage and off road parking. The property benefits from being within walking distance of the village amenities and is offered with no onward chain.

AMENITIES & RECREATION

Butleigh is a favoured village situated amidst gently rolling countryside 3 miles from Street and 4 miles from Glastonbury. Butleigh provides a primary school, the Rose and Portcullis pub, church and village stores. The historic town of Glastonbury boasts a variety of unique local shops with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, churches, supermarkets, a library, doctors' surgeries and a local hospital. Millfield Junior School is situated on the edge of the town at Edgarley. Street provides a further choice of shops including the bustling Clarks Village with its range of factory outlets. Street also has a theatre, sixth form college, indoor and open air swimming pools, health centre and a Sainsburys Supermarket and home of renowned Millfield School. The centres of Wells, Bath, Bristol and Taunton are approximately 10, 29, 31 and 24 miles respectively.

ENTRANCE VESTIBULE

Glazed window and door to front. Opening to entrance hall.

ENTRANCE HALL

Doors to living room and kitchen. Stairs to first floor. Two walk-in storage cupboards with fitted shelving. Coved ceiling. Radiator.

LIVING ROOM

14' 1" x 17' 11" (4.29m x 5.46m)

Triple aspect room with double glazed window to front and glazed windows to rear and side. Glazed door onto the rear garden. TV and telephone point. Two radiators. Coved ceiling. Door to kitchen.



KITCHEN

8' 11" x 10' 5" (2.72m x 3.18m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with electric oven with cooker hood above. Tiling to splash prone areas. Vinyl flooring. Radiator. Coved ceiling. Wall mounted gas fired boiler. Glazed window and door onto the rear garden.



CLOAKROOM

Fitted with a low level WC and pedestal wash basin. Part-tiled walls. Vinyl flooring. Radiator. Obscured glazed window to side.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window to side. Fitted storage cupboard. Doors to all bedrooms and bathroom. Loft hatch.

BEDROOM ONE

8' 3" x 13' 7" (2.51m x 4.14m)

Double glazed window to rear. Radiator. Coved ceiling.



Call us TODAY for a FREE, NO obligation consultation.

BEDROOM TWO

10' 6" x 9' 5" (3.2m x 2.87m)

Double glazed window to front. Radiator. Coved ceiling.



BEDROOM THREE

8' 3" x 10' 8" (2.51m x 3.25m)

Double glazed window to rear. Radiator. Coved ceiling.



BATHROOM

Fitted with a suite comprising low level WC, pedestal wash basin and panelled bath with shower attachment. Tiling to splash prone areas. Radiator. Electric shaver point. Fitted cupboard with shelving. Obscured double glazed window to front.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via a paved pathway leading to the covered main entrance. Variety of plants, shrubs and small trees. Hard standing driveway providing off road parking for one/two vehicles and providing access to the single garage.

REAR GARDEN

Mainly laid to lawn with a patio seating area and enclosed with stone walling. Variety of mature shrubs, plants and small trees. Greenhouse.



GARAGE

16' 7" x 8' 11" (5.05m x 2.72m)

Up and over door to front. Personal door and glazed window to rear. Light, power and plumbing. Fitted shelving.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electricity, gas, drainage and water

LOCAL AUTHORITY:

Mendip District Council. Tax Band D.

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

Estimated at £950pcm in good order

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 most suitable mortgage product available to you. Please call us to arrange a free initial consultation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Specialising in Residential Sales, Lettings and Finance.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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



11, Holm Oaks, Butleigh, GLASTONBURY, BA6 8UB

Dwelling type: Detached house **Reference number:** 8320-7827-6280-7920-4222
Date of assessment: 20 March 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 March 2020 **Total floor area:** 81 m²

Use this document to:

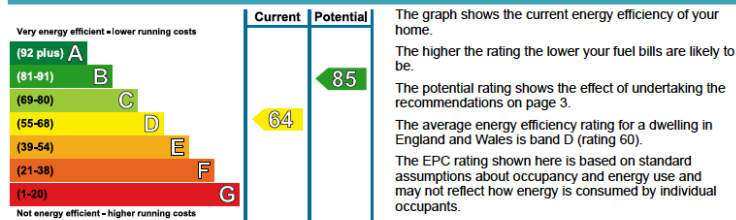
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,424
Over 3 years you could save	£ 789

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 195 over 3 years	
Heating	£ 1,815 over 3 years	£ 1,224 over 3 years	
Hot Water	£ 303 over 3 years	£ 216 over 3 years	
Totals	£ 2,424	£ 1,635	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Cavity wall insulation	£500 - £1,500	£ 372
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Low energy lighting for all fixed outlets	£35	£ 99

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.