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## 8 FAIRFIELD GARDENS, GLASTONBURY, BA6 9NH

### £269,950 - FREEHOLD

Located on a highly desirable cul-de-sac within a short level walk of Glastonbury High Street and local amenities, is this three bedroom mid-terraced house with off road parking for two vehicles. Retaining many period features, the property is presented in good order throughout and has recently benefited from new double glazed wooden sash windows to the front, in line with the conservation area. Comprises an entrance porch, hallway, living room, dining room, kitchen, sun room, downstairs WC, three bedrooms and a spacious family bathroom. Externally the property boasts an enclosed south-west facing rear garden with access to the parking, a low maintenance front garden, and a workshop/storage shed.

An internal viewing is strongly recommended in order to fully appreciate this property.

# 8 Fairfield Gardens, Glastonbury, Somerset, BA6 9NH

## ENTRANCE PORCH

3' 11" x 4' 0" (1.19m x 1.22m)

Wooden entrance door to front. Wall mounted electrical consumer unit. Wooden flooring. Dado rail. Door to hallway.

## HALLWAY

Doors to living room and dining room. Stairs to first floor. Wooden flooring. Dado rail. Radiator.

## LIVING ROOM

12' 2 max" x 13' 3 into bay" (3.71m x 4.04m)

Double glazed wooden sash bay window to front. Open fireplace with timber mantle and tiled surround. Fitted shelving and storage cupboards. TV and telephone point. Radiator. Picture rail.



## DINING ROOM

12' 2max" x 12' 11" (3.71m x 3.94m)

Glazed wooden sash window to rear. Open fireplace with timber mantle and tiled hearth. Fitted shelving and storage cupboards. Under stair storage cupboard. Wooden flooring. Radiator. Picture rail. Opening to kitchen.



## KITCHEN

6' 11" x 13' 3" (2.11m x 4.04m)

Fitted with a range of wall, base and drawer units with laminate work surfaces and matching up-stands. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated four ring electric hob with stainless steel splash back and extractor fan over. Integrated electric double oven. Integrated dishwasher. Space and plumbing for washing machine. Space for under counter fridge. Space for under counter freezer. Tiled flooring. Inset spotlights. Two glazed windows to side. Glazed door to sunroom.



## SUNROOM

8' 2" x 13' 3" (2.49m x 4.04m)

Glazed windows and door to the rear garden. Tiled flooring. Light and power.



## WC

3' 1" x 4' 5" (0.94m x 1.35m)

Fitted with a low level WC. Space and plumbing for pedestal wash basin. Light.

## STAIRS TO FIRST FLOOR

## LANDING

Doors to all bedrooms and family bathroom. Fitted storage cupboard with shelving. Loft access.

## BEDROOM ONE

9' 11" x 12' 0" (3.02m x 3.66m)

UPVC double glazed window to rear. Radiator. TV point. Picture rail.



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#### BEDROOM TWO

9' 11 max" x 12' 0" (3.02m x 3.66m)

Double glazed wooden sash window to front. Fitted shelving. Radiator. TV point. Picture rail.



#### BEDROOM THREE

7' 7" x 8' 6" (2.31m x 2.59m)

Double glazed wooden sash window to front. Radiator. Picture rail.



#### FAMILY BATHROOM

7' 0" x 12' 6" (2.13m x 3.81m)

Fitted with a modern white suite comprising low level WC, pedestal wash basin and panelled bath with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Ample space for dressing table. Airing cupboard with shelving. Cupboard housing Ideal gas fired boiler. UPVC double glazed window to rear.



#### OUTSIDE

##### FRONT OF PROPERTY

The front garden is enclosed with brick walling with an iron gate and a paved pathway leading to the main entrance. Laid to shingle for ease of maintenance.

##### REAR GARDEN

The rear garden is laid to a combination of lawn and patio with a paved pathway and timber gate leading to the two off road parking spaces. The parking is accessed via a lane that leads around to the rear. Enclosed with a combination of stone walling and timber fencing. Border is laid to shingle for ease of maintenance with a fruit tree. Boasts a south-westerly aspect.



##### WORKSHOP

9' 3" x 6' 6" (2.82m x 1.98m)

Glazed window to rear. Power.

##### PURCHASERS NOTE

Please note that the property is set within a conservation area. Further information regarding conservation areas can be found on the Mendip District Council website.

##### AMENITIES & RECREATION

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away 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. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington.

Specialising in Residential Sales, Lettings and Finance.

GROUND FLOOR



**Energy Performance Certificate**

8, Fairfield Gardens, GLASTONBURY, BA6 9NH

**Dwelling type:** Mid-terrace house **Reference number:** 8808-1782-2329-1427-6543  
**Date of assessment:** 28 May 2014 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 28 May 2014 **Total floor area:** 92 m<sup>2</sup>

**Use this document to:**

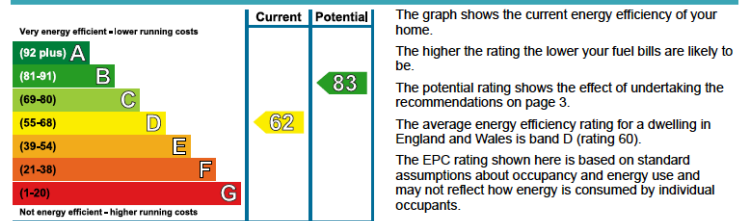
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,709</b>
<b>Over 3 years you could save</b>	<b>£ 819</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 198 over 3 years	
Heating	£ 2,217 over 3 years	£ 1,482 over 3 years	
Hot Water	£ 297 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,709</b>	<b>£ 1,890</b>	

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	£ 141
2 Internal or external wall insulation	£4,000 - £14,000	£ 261
3 Floor Insulation	£800 - £1,200	£ 105

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**PROPERTY INFORMATION:**

**TENURE:** Freehold  
**SERVICES:** Mains connected electric, gas, drainage & water (metered)  
**LOCAL AUTHORITY:** Mendip District Council. Tax Band B.  
**VIEWING ARRANGEMENT:** By appointment only through Tor Estates. Please call us to arrange a convenient appointment.  
**RENTAL VALUE:** Estimated at £900 pcm

**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.**