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59D BENEDICT STREET, GLASTONBURY, BA6 9NB **£180,000 – LEASEHOLD WITH SHARE OF FREEHOLD**

Offered with no onward chain and boasting both a unique design and layout is this two bedroom barn conversion located within close walking distance of Glastonbury High Street. The property comprises of a bright and spacious open plan lounge/kitchen/diner which occupies the ground floor along with a downstairs shower room. A split staircase leads to two separate first floors; to the right is a dressing area, bathroom and bedroom one, and to the right is bedroom two. With high vaulted ceilings, a sprinkler/fire system and a variety of individual features, a viewing is highly recommended.

ENTRANCE

Part glazed door to rear. Opening through to open plan lounge/kitchen/diner.

OPEN PLAN LOUNGE/KITCHEN/DINER

24' 8" x 18' 2" (7.52m x 5.54m)

A bright and spacious room with an incredible high vaulted ceiling. Double glazed windows to rear and side. Obscured double glazed double doors to rear. Twin staircase rising to the first floor. Door to bathroom.

KITCHEN AREA

Fitted with a range of wall, base and drawer units with granite effect work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Space and connection point for electric cooker with cooker hood over. Space for upright fridge freezer. Space and plumbing for dishwasher. Wall mounted gas fired boiler. Tiling to splash prone areas. Two radiators. Wood effect laminate flooring. Under stair storage cupboard. Exposed beams. Recessed spotlights.



LOUNGE AREA

High vaulted ceiling with skylight. Double glazed double doors to side. Obscured window to side. Two radiators. Stairs to first floor. Wood effect laminate flooring. Connection points for wall mounted television. Door to shower room.



SHOWER ROOM

Fitted with a low level WC, vanity unit with inset wash basin and cupboards beneath, and corner shower cubicle with thermostatic shower over. Space and plumbing for washing machine. Part tiled walls. Wall mounted heated towel rail. Extractor fan. Wall mounted mirror fronted medicine cabinet. Under stair storage cupboard. Fitted shelving.

STAIRS TO FIRST FLOOR

Stairs to the first floor split midway.



LANDING (RIGHT)

Leads to a secondary lounge/dressing room, bedroom one and bathroom.

LOUNGE/DRESSING AREA

9' 8" x 10' 2 max" (2.95m x 3.1m)

Measurements taken at floor level due to some restricted head height. Double glazed Velux window to front. TV and telephone points. Radiator. Door to bathroom.



Call us TODAY for a FREE, NO obligation consultation.

BATHROOM

Fitted with a low level WC, wall mounted corner wash basin and panelled bath with shower attachment over. Part tiled walls. Vinyl flooring. Mirror fronted medicine cabinet. Skylight.

BEDROOM ONE

9' 5" x 17' 1 max" (2.87m x 5.21m)

Measurements taken at floor level due to some restricted head height. Double glazed Velux window to front and skylight to front. Radiator. Fitted clothes rails.



LANDING (LEFT)

Door to bedroom two.

BEDROOM TWO

9' 6" x 17' 3" (2.9m x 5.26m)

Measurements take at floor level due to some restricted head height. Velux window to front. Skylight to rear. Radiator. Fitted clothes rails. TV point.

OUTSIDE

To the front of the property there is a small hardstanding area providing access to the main entrance.

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.

PROPERTY INFORMATION:

TENURE:

Leasehold with 50% Share of Freehold

SERVICES:

Mains connected electric, gas, drainage and water

LOCAL AUTHORITY:

Mendip District Council. Tax Band A.

LEASE LENGTH:

999 years from 1st January 2021

MANAGEMENT COMPANY:

N/A

SERVICE CHARGE:

N/A

CHARGE INCLUDES:

N/A

FREEHOLDER:

The Vendor of the property will remain the Freeholder until such a time that both 59C & 59D have both been sold. The Freehold title will then be split 50/50 between both properties and transferred across making each property Leasehold with a Share of the Freehold.

GROUND RENT:

£1 per annum

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

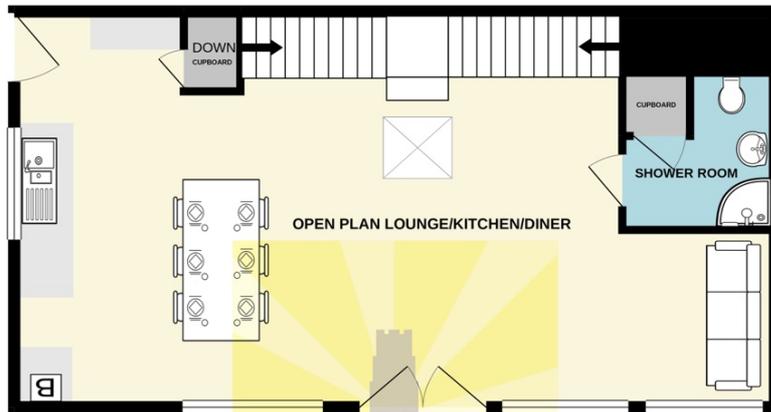
Estimated at £650 pcm

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.

Specialising in Residential Sales, Lettings and Finance.



1ST 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 HM Government

59d Benedict Street, GLASTONBURY, BA6 9NB
Dwelling type: Semi-detached house **Reference number:** 0879-2807-7861-2200-2811
Date of assessment: 03 June 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 03 June 2020 **Total floor area:** 70 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:	£ 1,545
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<p>You could save £ 93 over 3 years</p>
Heating	£ 1,074 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 1,545	£ 1,452	

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

Very energy efficient = lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient = higher 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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top 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	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,050

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.