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12 Bilbury Lane, Glastonbury, BA6 8LX

£230,000 - Freehold

Offered with no onward chain is this two bedroom detached bungalow, located on the popular Redlands Estate. In need of some refurbishment, the property comprises of a spacious entrance porch/sun-room, hallway, cloakroom, lounge/diner, kitchen, two bedrooms and bathroom with separate WC. Benefits from an enclosed rear garden, garage and off road driveway parking for one vehicle. An internal viewing is highly recommended.

ENTRANCE PORCH/SUNROOM
7' 1" x 11' 5" (2.16m x 3.48m)
Sliding door to front. Double glazed window to side. Door to hallway.

HALLWAY
Doors to lounge/diner, kitchen, both bedrooms, cloakroom and bathroom. Radiator. Loft access.

LOUNGE/DINER
16' 8" x 12' 3" (5.08m x 3.73m)
Triple aspect room with UPVC double glazed windows to front and side. Radiator. Feature fireplace. TV point.

KITCHEN
10' 10" x 12' 5" (3.3m x 3.78m)
Fitted with a range of wall, base and drawer units with laminate work surface over. Inset stainless steel sink and drainer with mixer tap over. Integrated four ring gas hob with electric double oven and cooker hood over. Space for upright fridge freezer. Space and plumbing for washing machine. Wall mounted gas fired Ideal Logic boiler. Ample space for dining table. Glazed window to side. Door to side.

BEDROOM ONE
10' 0" x 11' 8" (3.05m x 3.56m)
UPVC double glazed window to rear. Built in wardrobes with hanging space and shelving. Radiator. Pedestal wash basin.

BEDROOM TWO
12' 7" x 11' 0" (3.84m x 3.35m)
Sliding door to rear garden. Radiator.

CLOAKROOM
Fitted with a low level WC and wall mounted wash basin. Radiator. Glazed window to side.

BATHROOM
Fitted with a low level WC, pedestal wash basin and panelled bath with shower over. Tiling to splash prone areas. Glazed window to side.

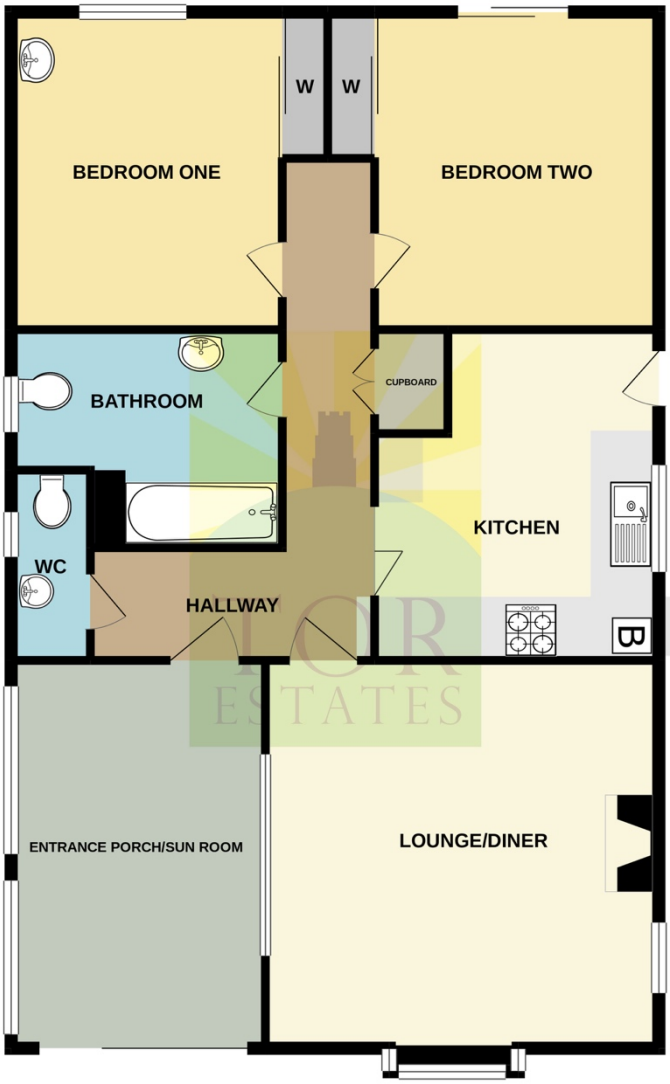
OUTSIDE

FRONT OF PROPERTY
The property is accessed via a concrete pathway with a ramp leading to the main entrance and side gate. The front garden is laid to stone chippings with a variety of borders with mature shrubs and small trees.

REAR GARDEN
Enclosed with a combination of brick walling and timber fencing. Gate to side providing access to the front of the property.

GARAGE
16' 0" x 7' 10" (4.88m x 2.39m)
Located to the side of the property and offering off road driveway parking for one vehicle. Up and over door to front. Light and power. Ample eaves storage.

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.



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

12, Bilbury Lane, GLASTONBURY, BA6 8LX

Dwelling type:	Detached bungalow	**Reference number:**	0371-2885-6560-2890-6605
Date of assessment:	15 June 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	15 June 2020	**Total floor area:**	64 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

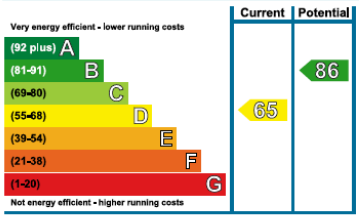
Estimated energy costs of dwelling for 3 years:	**£ 2,031**
Over 3 years you could save	**£ 543**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 159 over 3 years	You could save £ 543 over 3 years
Heating	£ 1,260 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 534 over 3 years	£ 222 over 3 years	
Totals	£ 2,031	£ 1,488	

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



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 180
2 Low energy lighting for all fixed outlets	£25	£ 72
3 Hot water cylinder thermostat	£200 - £400	£ 138

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.

PROPERTY INFORMATION:

TENURE:	Freehold
SERVICES:	Mains connected electricity, gas, drainage and water (metered)
LOCAL AUTHORITY:	Mendip District Council. Tax Band C.
VIEWING ARRANGEMENT:	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE:	Estimated at £700 pcm 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.

Disclaimer: We, the agents have not tested any apparatus, equipment, fitting or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. Any leasehold details quoted have not been checked and any interested party should consult their own solicitor for verification