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36 NORBINS ROAD, GLASTONBURY, SOMERSET, BA6 9JG £449,950 - FREEHOLD

Located only a short level walk from Glastonbury High Street and presented in immaculate order throughout is this three/four bedroom end of terrace house with an additional self-contained one bedroom annexe/Air B&B. Having undergone a program of renovations by the current owner and with bedroom views of Glastonbury Tor, this property is not to be missed. Comprises an entrance porch, hallway, living room, dining room/secondary reception room, bright and spacious kitchen/diner, utility room, three bedrooms with master en-suite and family bathroom. The annexe/Air B&B benefits from its own private entrance, lounge, kitchenette, and bedroom with en-suite. Externally there are front and rear gardens along with a garage and off road parking for one small vehicle. An internal viewing is strongly advised.

36 Norbins Road, Glastonbury, Somerset, BA6 9JG

ENTRANCE PORCH

Entrance door to front. Glazed door to hallway. Stripped wooden flooring. Wall mounted electric meter and consumer unit.

HALLWAY

Doors to dining room and kitchen/diner. Stairs to first floor. Under stair storage cupboard with shelving. Stripped wooden flooring. Radiator.

DINING ROOM

12' 8" x 10' 11 max" (3.86m x 3.33m)

Feature open fireplace with timber mantle and polished stone surround and hearth. Radiator. Stripped wooden flooring. Door to living room and opening to kitchen/diner.



LIVING ROOM

13' 2 into bay" x 13' 1 max" (4.01m x 3.99m)

Glazed bay window to front. Feature open fireplace with timber mantle and polished stone surround and hearth. Radiator. Stripped wooden flooring. TV and telephone points. Fitted shelving to alcoves.



KITCHEN/DINER

12' 4" x 14' 11" (3.76m x 4.55m)

A bright and spacious room which has been fitted with a range of base and drawer units with quartz work surfaces and up-stands over. Inset Butler sink with mixer tap over. Integrated four ring gas hob with double electric oven, glass splash back and cooker hood over. Space for upright fridge freezer. Breakfast bar. Engineered wooden flooring. Inset spotlights. Two upright contemporary radiators. UPVC double glazed French doors onto the rear garden. Two Velux windows. Door to utility room.



UTILITY ROOM

5' 1" x 7' 7" (1.55m x 2.31m)

Fitted with matching base units with an oak work surface over. Space and plumbing for washing machine and dishwasher. Engineered wooden flooring. UPVC double glazed windows to both sides.

STAIRS TO FIRST FLOOR

LANDING

Doors to bedroom two, bedroom three and bathroom. UPVC double glazed obscured window to side. Stairs to second floor.

BEDROOM TWO

11' 6" x 17' 11 max" (3.51m x 5.46m)

Two glazed sash windows to front. Fitted wardrobe with hanging space and shelving. Radiator.



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BEDROOM THREE

12' 3" x 10' 8 max" (3.73m x 3.25m)

UPVC double glazed window to rear. Feature ornate fireplace with timber mantle and tiled hearth. Radiator.

BATHROOM

11' 8" x 7' 11 max" (3.56m x 2.41m)

Fitted with a four piece suite comprising a panelled bath with hand shower attachment, double width shower cubicle with mains connected shower over, low level WC and pedestal wash basin. Tiling to splash prone areas. Vinyl flooring. Radiator. Loft hatch. Airing cupboard housing fitted shelving, Ideal hot water tank and Ideal gas fired boiler, newly fitted in 2018. UPVC double glazed windows to both sides.



STAIRS TO SECOND FLOOR

BEDROOM ONE

13' 4" x 16' 1" (4.06m x 4.9m)

UPVC double glazed window to side with views of Glastonbury Tor. Double glazed Velux window to rear. Radiator. Access to eaves storage space. Door to en-suite.



EN-SUITE

Fitted with a walk in shower cubicle with mains connected shower over, enclosed low level WC and vanity unit with inset wash basin. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Double glazed Velux window to rear.

ANNEXE/AIR B&B

A one bedroom two storey annexe, currently used as an Air/ B&B. The annexe benefits from its own private access via St Johns Car Park along with its own front door. Comprises a lounge, kitchenette, and bedroom with en-suite.

LOUNGE

7' 9" x 7' 8" (2.36m x 2.34m)

Entrance door to side. UPVC double glazed window to side. Radiator. Stairs to first floor. Opening to kitchenette.

KITCHENETTE

6' 2" x 7' 8" (1.88m x 2.34m)

Fitted with a range of base and drawer units with oak work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Tiling to splash prone areas. Wood effect flooring. UPVC double glazed window to side.

STAIRS TO FIRST FLOOR

BEDROOM

13' 3" x 7' 8" (4.04m x 2.34m)

Two UPVC double glazed windows to side with views across to Glastonbury Tor. Radiator. Loft hatch. Door to en-suite.

EN-SUITE

6' 11" x 4' 9" (2.11m x 1.45m)

Fitted with a walk in shower with mains connected shower over, low level WC and pedestal wash basin. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Glazed internal window.

OUTSIDE

FRONT OF THE PROPERTY

The property is accessed via an enclosed courtyard garden with a paved pathway leading to the main entrance. Enclosed with brick walling with a variety of mature shrubs and plants.

REAR GARDEN

From the kitchen/diner there is a paved patio seating area leading onto the main garden which is laid to lawn with a well established mature planted border. At the rear of the garden there is pedestrian access to the garage along with a hard standing area providing off road parking for one small vehicle, accessed by timber double gates via St Johns Car Park. The garden is enclosed with timber fencing with a pedestrian timber gate to the side providing direct and private access to the annexe/Air B&B. External power point, lighting and water supply.



GARAGE

15' 11" x 12' 4" (4.85m x 3.76m)

Up and over door to side accessed via St Johns Car Park. Pedestrian door to front onto the rear garden.

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GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

PROPERTY INFORMATION:

TENURE: Freehold
SERVICES: Mains connected electric, gas, drainage and water (metered)
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 £1,200 pcm (to include annexe)

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.
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