

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG



sales@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk



74 COMPTON CLOSE, GLASTONBURY, BA6 9GG
£170,000 - FREEHOLD

Offered in good order throughout is this two bedroom coach house, located on the edge of the popular Dunstan Park estate. The property benefits from a garage and off road parking for two vehicles. Comprises an entrance hall, open plan lounge/kitchen, two bedrooms and family bathroom. An internal viewing is highly recommended.

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.

ENTRANCE HALL

Composite entrance door to front. Door to garage. Stairs to first floor.

LANDING

Doors to living room, both bedrooms and bathroom. Storage cupboard housing Ideal Logic gas fired boiler. Radiator. Loft access. UPVC double glazed window to rear.

OPEN PLAN KITCHEN/LOUNGE/DINER

17' 9" x 11' 11" (5.41m x 3.63m)

Bright and spacious living space which is briefly laid out as below:

KITCHEN

Fitted with a range of wall, base and drawer units with granite effect 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 gas hob with stainless steel splash back, electric oven and cooker hood over. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for upright fridge freezer. Wood effect flooring. UPVC double glazed window to rear.



LIVING ROOM

UPVC double glazed window to front. Two radiators. Wood effect flooring. TV point.



BEDROOM ONE

10' 8" x 9' 4" (3.25m x 2.84m)

UPVC double glazed window to front. Fitted wardrobes with hanging space and shelving. Radiator.



BEDROOM TWO

10' 8" x 7' 2" (3.25m x 2.18m)

UPVC double glazed window to front. Radiator.



Call us TODAY for a FREE, NO obligation consultation.

BATHROOM

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. Radiator. Extractor fan. UPVC double glazed obscured window to rear.



GARAGE

17' 9" x 8' 7" (5.41m x 2.62m)

Up and over door to front. Light and power. Storage cupboard. Personal door to side into entrance hall. The garage is currently split into two separate parts however this can easily be returned to a standard garage.



OUTSIDE

FRONT OF PROPERTY

The property is accessed via a paved pathway leading to the covered main entrance. To the left of the entrance there is off road driveway parking for two vehicles and access to the garage.

PURCHASERS NOTE

Please note that there is an Estate Management Charge for the upkeep of communal areas and green spaces, estimated to be approximately £270 per annum. There is also a charge of £150 upon completion payable by the new owner in order to enter/register with the Estate Management Company. The Estate Management Company are Meadfleet. This charge will commence upon completion of works to the estate.

The new owner would also be responsible for the buildings insurance, inclusive of the garages beneath the coach house. A charge of 1/8th towards the cost of this can be requested from each of the garage occupiers.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electric, gas, drainage and 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 £675 - £695 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.

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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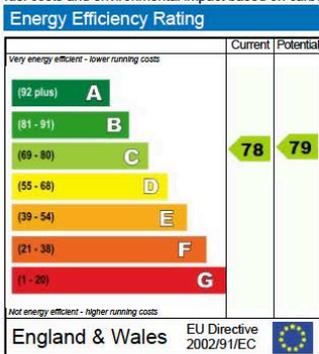
Energy Performance Certificate



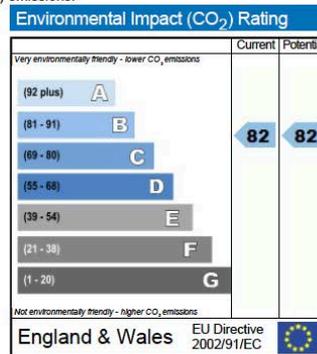
74, Compton Close
GLASTONBURY
BA6 9GG

Dwelling type: Top floor maisonette
Date of assessment: 24 May 2011
Date of certificate: 25 May 2011
Reference number: 0984-3864-6853-9929-2785
Type of assessment: SAP, new dwelling
Total floor area: 54 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	131 kWh/m ² per year	126 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£45 per year	£32 per year
Heating	£242 per year	£244 per year
Hot water	£69 per year	£69 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk