

20 High Street
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Street
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1 CLOCKHOUSE VIEW, STREET, BA16 0PH £315,000 - FREEHOLD

An attractively designed and spacious four bedroom link-detached family home tucked away within this sought after cul-de-sac, within walking distance of both the High Street and Millfield School. Accommodation briefly comprises entrance hall, ground floor w/c, two spacious reception rooms, conservatory, four bedrooms, master en-suite shower room and family bathroom. The property further benefits from a single garage, off road parking and a low maintenance garden.

Offered with No Onward Chain.

1 Clockhouse View, Street, BA16 0PH

AMENITIES & RECREATION

Street 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. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

ENTRANCE HALL

Composite entrance door to front. Doors to living room, dining room, kitchen and cloakroom. Stairs to first floor. Under stair storage cupboard. Further storage cupboard. UPVC double glazed window to front. Radiator. Coved ceiling.

LIVING ROOM

15' 1" x 12' 1" (4.6m x 3.68m)

UPVC double glazed French doors to rear onto the conservatory. Radiator. TV and telephone points. Coved ceiling.



DINING ROOM

9' 11" x 13' 3" (3.02m x 4.04m)

UPVC double glazed window to front. Radiator. TV and telephone point. Coved ceiling. Wall mounted electric consumer unit.



KITCHEN

15' 2" x 9' 5" (4.62m x 2.87m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated four ring electric hob and double oven with cooker hood over. Integrated dishwasher. Integrated microwave. Space for upright fridge freezer. Space and plumbing for washing machine. Tiling to splash prone areas. UPVC double glazed window to door to rear through to conservatory.



CONSERVATORY

20' 10" x 9' 10" (6.35m x 3m)

UPVC double glazed windows to rear and both sides. UPVC double glazed French doors to side onto the rear garden. Wood effect laminate flooring. Light and power.



CLOAKROOM

Fitted with a low level WC and pedestal wash basin with tiling to splash. Radiator. Extractor fan. Fitted shelving and storage cabinet.

STAIRS TO FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom. Airing cupboard housing hot water tank and shelving. Radiator. Coved ceiling. Fitted shelving. Loft access.

BEDROOM ONE

13' 4" x 9' 10" (4.06m x 3m)

UPVC double glazed window to front. Fitted storage cupboards. Radiator. TV and telephone point. Coved ceiling.



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BEDROOM TWO

10' 2" x 10' 8" (3.1m x 3.25m)

UPVC double glazed window to rear. Fitted wardrobe with hanging space and shelving. Radiator. TV point. Coved ceiling. Door to en-suite.



EN-SUITE

Fitted with a low level WC, pedestal wash basin and double width shower cubicle with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Radiator. Electric shaver point. Extractor fan. UPVC double glazed obscured window to side.

BEDROOM THREE

9' 0" x 10' 11" (2.74m x 3.33m)

UPVC double glazed window to rear. Wall length fitted wardrobes with hanging space and shelving. Fitted shelving. Radiator.



BEDROOM FOUR

10' 11" x 7' 2" (3.33m x 2.18m)

UPVC double glazed window to front. Mirror fronted wardrobe. Fitted shelving. Radiator.

FAMILY BATHROOM

Fitted with a low level WC, pedestal wash basin, bidet, and panelled bath with mains connected shower over. Part-tiled walls. Vinyl flooring. Radiator. Electric shaver point. Extractor fan. UPVC double glazed obscured window to side

OUTSIDE

FRONT OF PROPERTY

To the side there is off road driveway parking for two vehicles with access to the garage.

REAR GARDEN

Mainly laid to patio and block paving for ease of maintenance. Several raised flower beds with a selection of mature shrubs and plants. Large timber shed with light and power measuring 13'10 x 8'0. Enclosed with timber fencing with a gate to the side providing access to the front. Pedestrian door to rear of garage.



GARAGE

18' 4" x 9' 0" (5.59m x 2.74m)

Electric up and over door to front. Glazed door to rear. Fitted shelving. Light and power.

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 £1,100 pcm in good order

MORTGAGE ADVICE

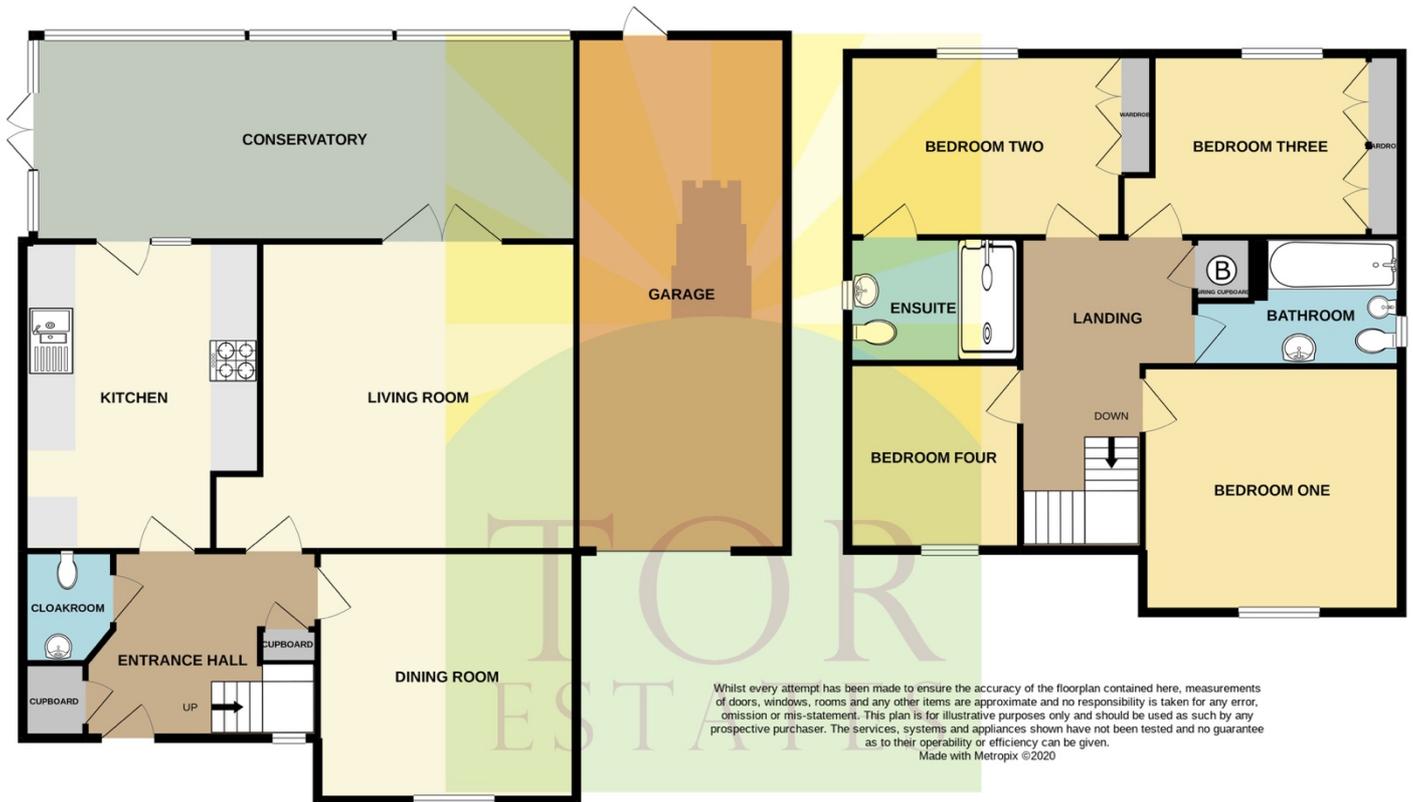
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the most suitable mortgage product available to you. Please call us to arrange a free initial consultation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Specialising in Residential Sales, Lettings and Finance.

GROUND FLOOR

1ST FLOOR



Energy Performance Certificate HM Government

1, Clockhouse View, STREET, BA16 0PH
Dwelling type: Detached house **Reference number:** 9588-3089-7248-7310-5220
Date of assessment: 18 August 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 August 2020 **Total floor area:** 106 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:	£ 2,001
Over 3 years you could save	£ 360

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 252 over 3 years	
Heating	£ 1,242 over 3 years	£ 1,164 over 3 years	
Hot Water	£ 414 over 3 years	£ 225 over 3 years	
Totals	£ 2,001	£ 1,641	

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

	Current	Potential
	74	87

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 Low energy lighting for all fixed outlets	£20	£ 81
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 147
3 Solar water heating	£4,000 - £6,000	£ 132

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.