

20 High Street  
**Glastonbury**  
BA6 9DU

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**Street**  
BA16 0EG



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## 2 NORTHLOAD TERRACE, GLASTONBURY, BA6 9JW

**£249,500 - FREEHOLD**

Located within a short walk of Glastonbury High Street, yet offering quiet seclusion, is this three bedroom end of terrace period house. Comprises an entrance porch, lounge/diner with open fireplace, kitchen, downstairs shower room, and three bedrooms with a master en-suite. The property has recently undergone extensive refurbishment and is offered in immaculate order throughout. Boasts a private and enclosed south facing garden and is offered to the market with no onward chain.

# 2 Northload Terrace, Glastonbury, BA6 9JW

## ENTRANCE PORCH

Double glazed entrance door to front. Double glazed windows to front and side. Door to lounge/diner.

## LOUNGE/DINER

21' 10" x 11' 10" (6.65m x 3.61m)

Double glazed windows to front. Further double glazed box window to front with window seat. Open fireplace with brick surround. TV and telephone points. Two radiators. Cupboard housing electrical consumer unit. Stripped wooden staircase leading to first floor. Under stair storage cupboard. Door to kitchen.



## KITCHEN

10' 5" x 6' 0" (3.18m x 1.83m)

Fitted with a range of wall, base and drawer units with oak effect work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated five ring gas hob and electric oven with cooker hood over. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for under counter fridge. Space for under counter freezer. Tiling to splash prone areas. Vinyl flooring. Radiator. Double glazed window to side. Door to shower room.



## SHOWER ROOM

10' 0" x 6' 0" (3.05m x 1.83m)

Fitted with modern white suite comprising a low level WC, vanity unit with inset wash basin, and double width shower cubicle with mains connected shower over. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Cupboard housing gas fired boiler.

## STAIRS TO FIRST FLOOR

## LANDING

Doors to all three bedrooms. Stripped wooden flooring.

## BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window to front. Stripped wooden flooring. Built-in storage cupboards. Radiator. Door to en-suite.



## EN-SUITE

Fitted with a four piece suite comprising low level WC, vanity unit with inset wash basin, panelled bath, and corner shower cubicle with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Double glazed Velux window to rear.



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### BEDROOM TWO

9' 3" x 9' 0" (2.82m x 2.74m)

Double glazed window to front. Radiator. Stripped wooden flooring. Built in cabin style bed over the stair bulkhead.



### BEDROOM THREE

10' 2" x 5' 11" (3.1m x 1.8m)

Double glazed window to rear. Radiator. Stripped wooden flooring.



### OUTSIDE

#### GARDEN

Fully enclosed front garden which enjoys a southerly aspect. Mainly laid to lawn with a paved pathway leading to the main entrance and a patio seating area. Variety of well stock planted borders. Enclosed with a combination of timber fencing and mature hedges. External light and water.



### 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:

Freehold

#### SERVICES:

Mains connected electric, gas, drainage and water

#### 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 £825 pcm

### MORTGAGE ADVICE

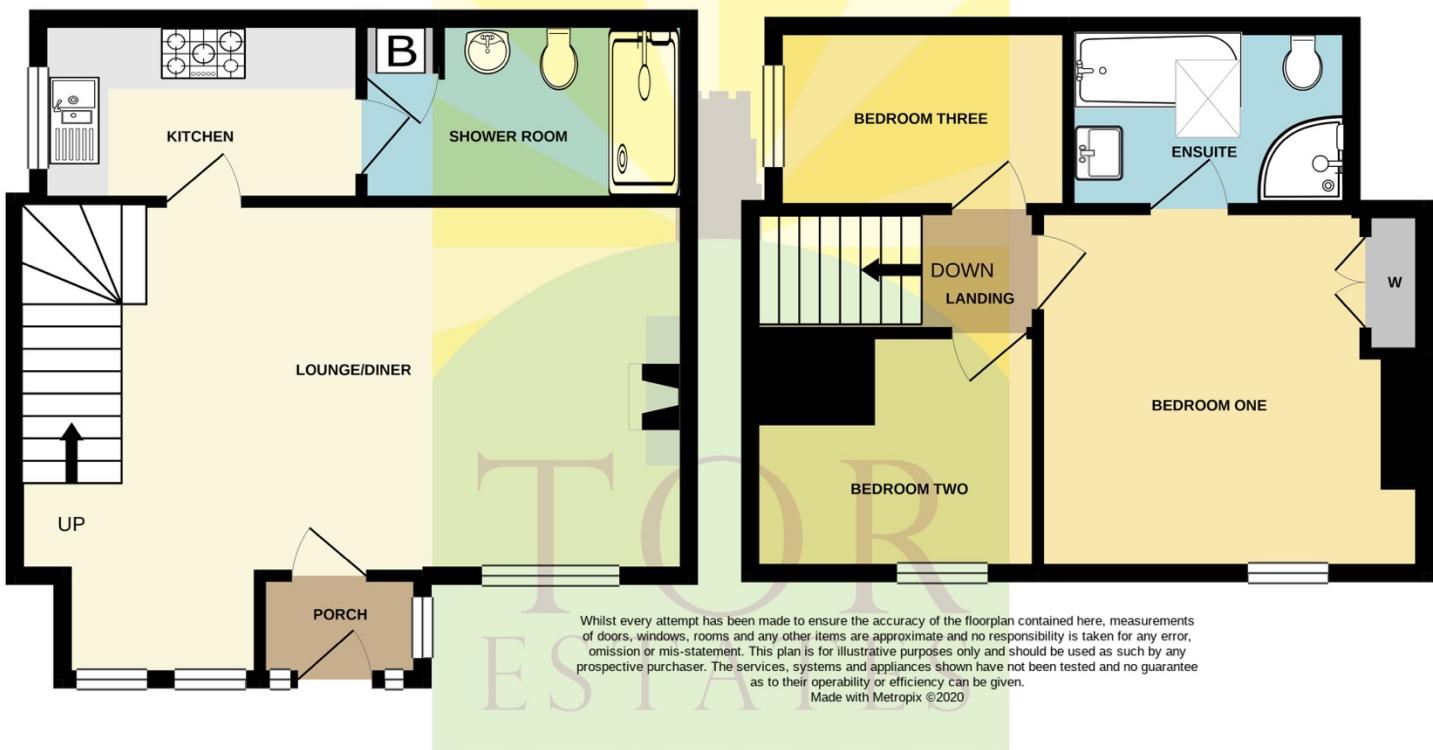
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the most suitable mortgage product available to you. Please call us to arrange a free initial consultation.

**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



## Energy Performance Certificate

2, Northload Terrace, GLASTONBURY, BA6 9JW

Dwelling type: End-terrace house  
 Date of assessment: 25 July 2016  
 Date of certificate: 26 July 2016

Reference number: 2858-2005-7213-4766-2944  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 67 m<sup>2</sup>

## Use this document to:

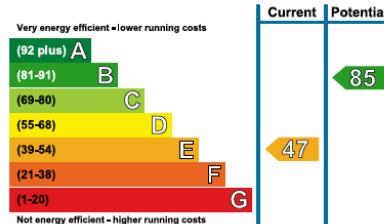
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,234
Over 3 years you could save	£ 1,665
<b>Estimated energy costs of this home</b>	
<b>Lighting</b>	£ 216 over 3 years
<b>Heating</b>	£ 2,688 over 3 years
<b>Hot Water</b>	£ 330 over 3 years
<b>Totals</b>	<b>£ 3,234</b>
	£ 1,569

You could  
save £ 1,665  
over 3 years

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 Room-in-roof insulation	£1,500 - £2,700	£ 363
2 Internal or external wall insulation	£4,000 - £14,000	£ 876
3 Floor insulation (solid floor)	£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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.