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1 BRIAR ROAD, STREET, BA16 0PW
£320,000 - FREEHOLD

Rarely available and located on a popular cul-de-sac is this three bedroom detached bungalow. The property comprises an entrance hall, living room, kitchen, conservatory, three bedrooms, en-suite to master and family bathroom. Externally the property benefits from a garage, off road driveway parking for two vehicles and gardens to front and rear.

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

UPVC stain glass door to front. Double glazed obscured window to front. Doors to living room, kitchen, all three bedrooms and bathroom. Fitted storage cupboard. Airing cupboard housing hot water tank. Radiator. Telephone point. Loft hatch with pull down ladder. Coved ceiling.

LIVING ROOM

19' 6" x 12' 11" (5.94m x 3.94m)
Double glazed window to rear. Coal effect gas fire. Up-lighters. TV and telephone points. Two radiators. Coved ceiling. Bi-fold doors through to the conservatory.

CONSERVATORY

15' 7" x 11' 5" (4.75m x 3.48m)
Double glazed sliding patio doors to both sides. Double glazed windows to rear and sides. Tiled flooring. Wall mounted electric heater. Light and power.

KITCHEN

14' 11" x 11' 0" (4.55m x 3.35m)
Fitted with a range of wall, base and drawer units with marble effect work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap over. Inset four ring electric hob with electric double oven and cooker hood over. Integrated fridge freezer. Space and plumbing for dishwasher. Space and plumbing for washing machine. Tiling to splash prone areas. Vinyl flooring. Radiator. TV and telephone points. Coved ceiling. Double glazed window to rear. Double glazed obscured door to side.

BEDROOM ONE

11' 9" x 13' 2" (3.58m x 4.01m)
Double glazed window to front. Built in wardrobes with hanging space and shelving. Radiator. Down-lighters. Coved ceiling. TV and telephone points. Door to en-suite.

EN-SUITE

Fitted with a low level WC, pedestal wash basin and shower cubicle with mains connected shower over. Fully tiled walls. Radiator. Electric shaver point. Coved ceiling. Double glazed obscured window to side.

BEDROOM TWO

11' 0" x 11' 0" (3.35m x 3.35m)
Double glazed window to front. Built in wardrobes with hanging space and shelving. Radiator. Down-lighters. TV and telephone points. Coved ceiling.

BEDROOM THREE

10' 9" x 9' 7" (3.28m x 2.92m)
Double glazed window to rear. Radiator. TV and telephone points. Coved ceiling.

BATHROOM

8' 6" x 5' 1" (2.59m x 1.55m)
Fitted with a low level WC, pedestal wash basin and panelled bath with hand shower attachment over. Fully tiled walls. Flotex flooring. Radiator. Electric shaver point. Coved ceiling. Double glazed obscured window to side.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via a brick paved driveway providing parking for two vehicles with a paved pathway leading to the covered main entrance. The gardens are laid to lawn with a variety of well stocked planted borders with a selection of shrubs and plants. Gate to side providing rear access.

REAR GARDEN

Mainly laid to lawn with well stocked planted borders which include a variety of mature shrubs and plants. Two patio seating areas. Small rockery water feature. Gravel pathway leading to the greenhouse and storage shed. External light, power and water. Gated side access to the front of the property.

GARAGE

16' 9" x 9' 3" (5.11m x 2.82m)
Electric roller door to front. Wall mounted gas fired boiler. Wall mounted electrical consumer unit and solar panel consumer unit. Light and power.

PURCHASERS NOTE

Please note that the property benefits from solar panels. These are leased and are not owned by the property. Any purchasers wishing to purchase by way of a mortgage will need to ensure that this is disclosed to their lender. Further information to follow.

Energy Performance Certificate



1, Briar Road, STREET, BA16 0PW

Dwelling type: Detached bungalow
Date of assessment: 07 September 2020
Date of certificate: 07 September 2020

Reference number: 0038-6025-7261-7310-9210
Type of assessment: RdSAP, existing dwelling
Total floor area: 134 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

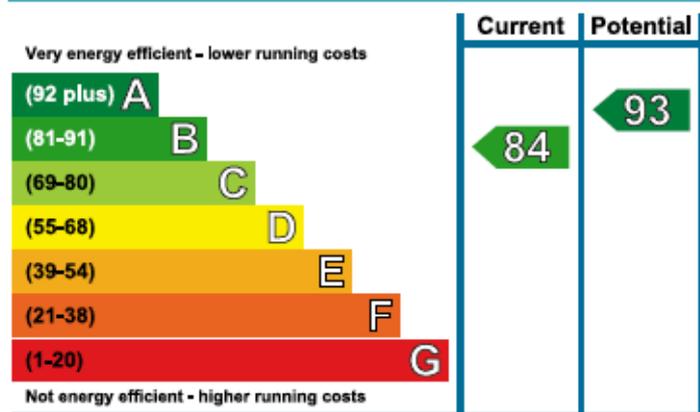
Estimated energy costs of dwelling for 3 years:	£ 3,279
Over 3 years you could save	£ 870

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 267 over 3 years	
Heating	£ 2,451 over 3 years	£ 1,890 over 3 years	
Hot Water	£ 381 over 3 years	£ 252 over 3 years	
Totals	£ 3,279	£ 2,409	

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	£ 249
2 Low energy lighting for all fixed outlets	£50	£ 162
3 Solar water heating	£4,000 - £6,000	£ 129

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.