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3 WEST END, STREET, BA16 0LG
£180,000 – FREEHOLD

An excellent development opportunity to purchase a detached property located within a short level walk of the High Street and Clarks Village. Formerly used as Police Quarters, planning permission has been granted for a change of use to a residential dwelling. Currently the property comprises of an entrance hall, kitchen, storeroom, two ground floor offices, three first floor offices, en-suite shower room and further shower room. The property benefits from both rear and side gardens along with a single garage.

3 West End, Street, BA16 0LG

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.

PURCHASERS NOTE

Planning has been approved for a change of use of 1-3 West End from Police Station to 2no. dwellings. Full planning details are available via Mendip District Council website, application reference: 2019/1893/FUL

ENTRANCE HALL

UPVC entrance door to front. Doors to two reception rooms, kitchen and cloakroom. Stairs to first floor. Radiator. Cupboard housing electrical consumer unit. Under stair storage cupboard.

OFFICE ONE

11' 8" x 19' 8" (3.56m x 5.99m)

Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. TV and telephone points. Ethernet points. Door to office two.



OFFICE TWO

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to rear. Radiator. Telephone point.



KITCHEN

11' 7" x 8' 1" (3.53m x 2.46m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Space and connection point for an electric cooker. Space and plumbing for washing machine. Under counter space for fridge and freezer. Tiling to splash prone areas. Vinyl flooring. Radiator. Double glazed window to rear. Door to reception room.



STOREROOM

9' 0" x 15' 1 max" (2.74m x 4.6m)

Double glazed obscured window to side. Vinyl flooring. Radiator. Light, power and Ethernet points.



CLOAKROOM

Fitted with a low level WC. Glazed window to front.

STAIRS TO FIRST FLOOR

LANDING

Doors to offices three, four, and five and shower room. Double glazed window to front. Radiator.

OFFICE THREE

17' 9" x 10' 2" (5.41m x 3.1m)

Double glazed window to rear. Built in cupboard with fitted shelving. Radiator. Telephone and Ethernet points.



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OFFICE FOUR

7' 7" x 11' 9" (2.31m x 3.58m)

Double glazed window to rear. Built in cupboard housing a gas fired boiler and shelving. Radiator. Loft access. Telephone point.



OFFICE FIVE

11' 9" x 10' 0" (3.58m x 3.05m)

Double glazed window to rear. Vinyl flooring. Radiator. Telephone and Ethernet points. Door to en-suite. (Measurements are inclusive of the en-suite)



EN-SUITE SHOWER ROOM

Fitted with a low level WC, pedestal wash basin and shower cubicle with electric shower over. Tiling to splash prone areas. Vinyl flooring. Radiator.

SHOWER ROOM

Fitted with a low level WC, pedestal wash basin and shower cubicle with electric shower over. Fully tiled walls. Vinyl flooring. Radiator. Double glazed obscured window to side.

OUTSIDE

Shared driveway. Small area laid to lawn with a planted border.

FRONT OF PROPERTY

The property is accessed via a shared driveway with a paved pathway leading to the covered front entrance. Planted border with a variety of mature shrubs.



SIDE GARDEN

Gated side access to the courtyard style garden from the front. Laid to patio with a raised flower bed and enclosed with timber fencing. \



REAR GARDEN

Patio seating area with steps leading to a further area laid to lawn. Enclosed with timber fencing.

GARAGE

9' 1" x 18' 11" (2.77m x 5.77m)

Up and over door to front. Double glazed window to side. Light and power.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electric, gas, drainage and water

LOCAL AUTHORITY:

Mendip District Council. Banding Required,

VIEWING ARRANGEMENT:

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

MORTGAGE ADVICE

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

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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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