

20 High Street  
**Glastonbury**  
BA6 9DU

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**Street**  
BA16 0EG



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2 CROCKERS GARDEN, BENEDICT STREET,  
GLASTONBURY, BA6 9NE  
**£230,000 - FREEHOLD**

Located close to Glastonbury High Street is this four double bedroom enclosed end-terraced town house. Comprises an entrance hall, kitchen, living room, cloakroom, four bedrooms and two family bathrooms. The property benefits from a small enclosed courtyard garden, one allocated parking space, and mains connected fire alarm and sprinkler systems.

Offered to the market with no onward chain.

## 2 Crockers Garden, Benedict Street, Glastonbury, BA6 9NE

### 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.

### HALLWAY

Double glazed obscured composite entrance door to side. Doors to kitchen, living room and cloakroom. Stairs to first floor. Storage cupboard housing sprinkler system. Radiator. Inset coir matting.

### KITCHEN

11' 5" x 7' 3" (3.48m x 2.21m)

Fitted with a range of wall, base and drawer units with granite effect work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Freestanding electric cooker with cooker hood over. Range of white goods including dishwasher, washing machine and tumble dryer. Tiling to splash prone areas. Vinyl flooring. Radiator. Wall mounted fire alarm system. Double glazed sash window to front.



### LIVING ROOM

15' 0 max" x 11' 11 max" (4.57m x 3.63m)

Double glazed sash window and double doors to front, opening onto a small courtyard seating area. Radiator. TV and telephone points. Cupboard housing electric boiler and hot water tank.



### CLOAKROOM

6' 3" x 2' 10" (1.91m x 0.86m)

Fitted with a low level WC and wall mounted wash basin with tiling to splash. Vinyl flooring. Radiator. Extractor fan. Wall mounted electrical consumer unit.

### STAIRS TO FIRST FLOOR

### FIRST FLOOR LANDING

Doors to bedroom three, bedroom four and bathroom two. Storage cupboard. Radiator. Stairs to second floor.

### BEDROOM THREE

11' 8" x 9' 11" (3.56m x 3.02m)

Double glazed sash window to front. Radiator. TV point.



### BEDROOM FOUR

11' 8" x 9' 2" (3.56m x 2.79m)

Double glazed sash window to front. Radiator. TV point.



Call us TODAY for a FREE, NO obligation consultation.

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**BATHROOM TWO**

6' 1" x 6' 5" (1.85m x 1.96m)

Fitted with a three piece white suite comprising low level WC, pedestal wash basin and panelled bath with shower attachment over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Double glazed obscured window to side.



**STAIRS TO SECOND FLOOR**

**SECOND FLOOR LANDING**

Doors to bedroom one, bedroom two, and bathroom one. Storage cupboard. Radiator. Loft access.

**BEDROOM ONE**

11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed sash window to front. Double glazed Velux window to front. Radiator. TV point.



**BEDROOM TWO**

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed sash window to front. Radiator. TV point.



**BATHROOM ONE**

6' 2" x 6' 1" (1.88m x 1.85m)

Fitted with a three piece white suite comprising low level WC, pedestal wash basin and panelled bath with shower attachment over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan.



**OUTSIDE**

The property is accessed via an archway on Benedict Street which bears round to the right and into Crockers Garden. No2 is located in the far left corner as you enter the development. Externally the property benefits from a small enclosed courtyard garden and one allocated parking space located immediately outside the property. A paved pathway leads down the side of the property to the main entrance.

**PROPERTY INFORMATION:**

**TENURE:**

Freehold

**SERVICES:**

Mains connected electric, drainage and water (metered)

**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:**

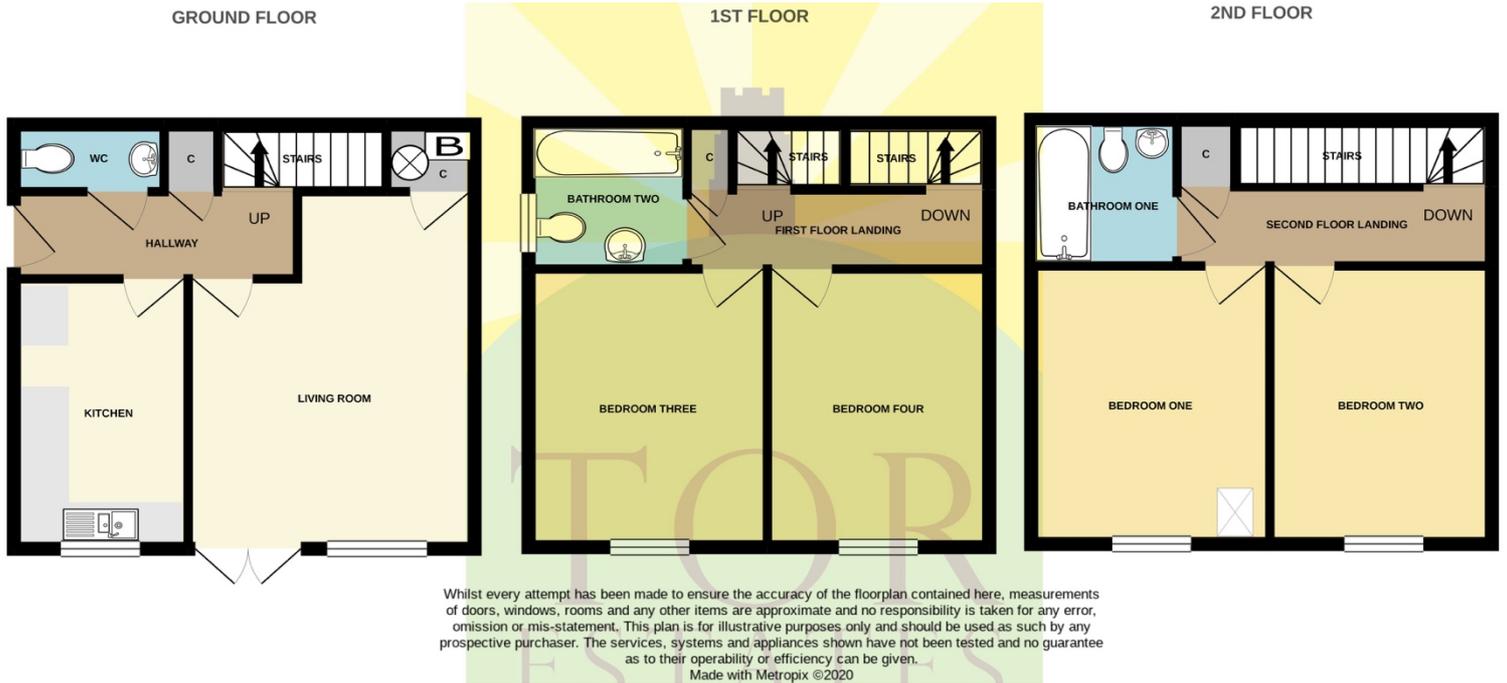
Estimated at £1,000 pcm

**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.



**Energy Performance Certificate**

2 Crockers Garden, Benedict Street, GLASTONBURY, BA6 9NE

**Dwelling type:** End-terrace house **Reference number:** 0066-2884-7599-2590-0635  
**Date of assessment:** 14 January 2020 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 January 2020 **Total floor area:** 101 m<sup>2</sup>

Use this document to:

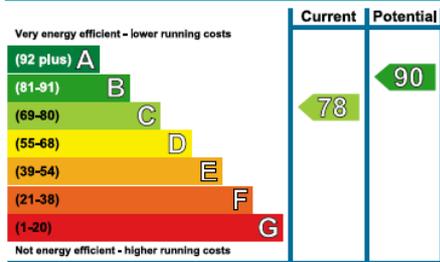
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,076</b>
<b>Over 3 years you could save</b>	<b>£ 261</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 1,134 over 3 years	£ 1,155 over 3 years	
Hot Water	£ 678 over 3 years	£ 396 over 3 years	
<b>Totals</b>	<b>£ 2,076</b>	<b>£ 1,815</b>	

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 Solar water heating	£4,000 - £6,000	£ 264
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,107

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.