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BULRUSHES, HAM LANE, COMPTON DUNDON, SOMERTON, TA11 6PQ **£349,950 - FREEHOLD**

An impressive and newly built three bedroom detached eco-house located in the popular village of Compton Dundon. Offering substantial living accommodation the property comprises an entrance porch, open plan kitchen/dining room, living room, cloakroom/utility, three double bedrooms, master en-suite and a family bathroom. Externally there is an enclosed rear garden and off road driveway parking for two vehicles. Energy saving features include under floor heating to the ground floor, mechanical ventilation with heat recovery system (MVHR), solar panels and an eco-friendly structure.

Offered with a LABC 10 year new build warranty and finished to a high specification throughout.

AMENITIES & RECREATION

Compton Dundon is a favoured village situated to the south of Street in picturesque Somerset countryside. The village has a pub and situated within the neighbouring village of Dundon there is a primary school and church. Street (2.5 miles) is the nearest shopping centre and also provides Crispin Comprehensive School, Strode College, Strode Theatre, the complex of shopping outlets in Clarks Village and a choice of pubs and restaurants. The towns of Somerton, Glastonbury and Yeovil are 4, 5 and 13 miles distance respectively.



STRUCTURE

The property is built with Nudura Insulating Concrete Formwork which uses polystyrene connected with a web system that allows the forms to be stacked and steel reinforced. The polystyrene forms are then built up on-site and filled with ready-mixed concrete. The polystyrene combined with the concrete provides a thermal mass, allowing structures to be heated and cooled more effectively.

This eco-friendly structure offers substantial benefits that contribute to long term energy saving and provides over 70% energy saving when compared to traditional building methods.

Nudura Forms are manufactured from recycled materials (100% recycled polypropylene and steel) and offers a structure built out of concrete, one of the most durable building materials which result in buildings that stand the test of time. Building eco-friendly homes with NUDURA also offers maximum safety in high wind areas due to its high impact resistance. NUDURA Forms have also been laboratory tested and will not support mould growth.

NUDURA Forms combined with other energy efficient construction methods significantly reduce the amount of carbon emissions, due to the structures high energy efficiency levels, reducing the amount of fossil fuels needed for heating and cooling reducing your carbon footprint.

It is worth noting that the property has been built to Passivhaus standards. Passivhaus is a methodology for building low energy buildings which can use around 75% less energy than a standard practice for a UK build. Passivhaus key features include super insulation, stringent levels of airtightness, minimal thermal bridging, optimisation of passive solar gain and mechanical ventilation with heat recovery.

ENTRANCE PORCH

Composite entrance door to front. Triple glazed window to side. Door to kitchen/dining room.

OPEN PLAN KITCHEN/DINING ROOM

A bright and spacious room. The kitchen area is fitted with a range of wall, base and drawer units with woodblock effect laminate work surfaces over. Inset one and a half bowl sink and drainer unit. Integrated four ring electric hob with cooker hood over. Integrated double electric oven. Integrated fridge freezer. Integrated dishwasher. Breakfast bar. Inset spotlights. Triple glazed window to front. Ample space for dining table. Door to stairs and cloakroom/utility. Opening through to living room.



LIVING ROOM

Double glazed sliding patio doors opening onto the rear garden. Triple glazed window to side. Underfloor heating.

CLOAKROOM/UTILITY

Fitted work surface with space and plumbing for washing machine and space for tumble dryer. Close coupled WC. Triple glazed window to side.

Call us TODAY for a FREE, NO obligation consultation.

STAIRS TO FIRST FLOOR

LANDING

Doors to all three bedrooms and family bathroom. Airing cupboard. Triple glazed window to side.

BEDROOM ONE

15' 1" x 11' 9 max" (4.6m x 3.58m)
Triple glazed window to rear. Door to en-suite.

EN-SUITE

Fitted with a close coupled WC, over counter wash basin and shower cubicle with mains connected shower over.

BEDROOM TWO

9' 2" x 11' 5" (2.8m x 3.5m)
Triple glazed window to front.

BEDROOM THREE

9' 2" x 11' 5" (2.8m x 3.5m)
Triple glazed window to front.

FAMILY BATHROOM

Fitted with a three piece suite comprising close coupled WC, pedestal wash basin and panelled bath with mains connected shower over. Triple glazed obscured window to side.

PURCHASERS NOTE

Please note that this property benefits from solar panels, which assist with the heating of hot water. The solar panels are owned by the property owner and are not subject to a lease. Please note that all measurements are estimates and have been taken from provided plans. Property specification and CGI's are subject to change at the developers discretion.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via a joint entrance/driveway with the neighbouring property.

REAR GARDEN

Enclosed with timber fencing and laid to lawn. Storage shed.



PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electricity, drainage, and water (metered)

LOCAL AUTHORITY:

South Somerset District Council. Tax Band TBC

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

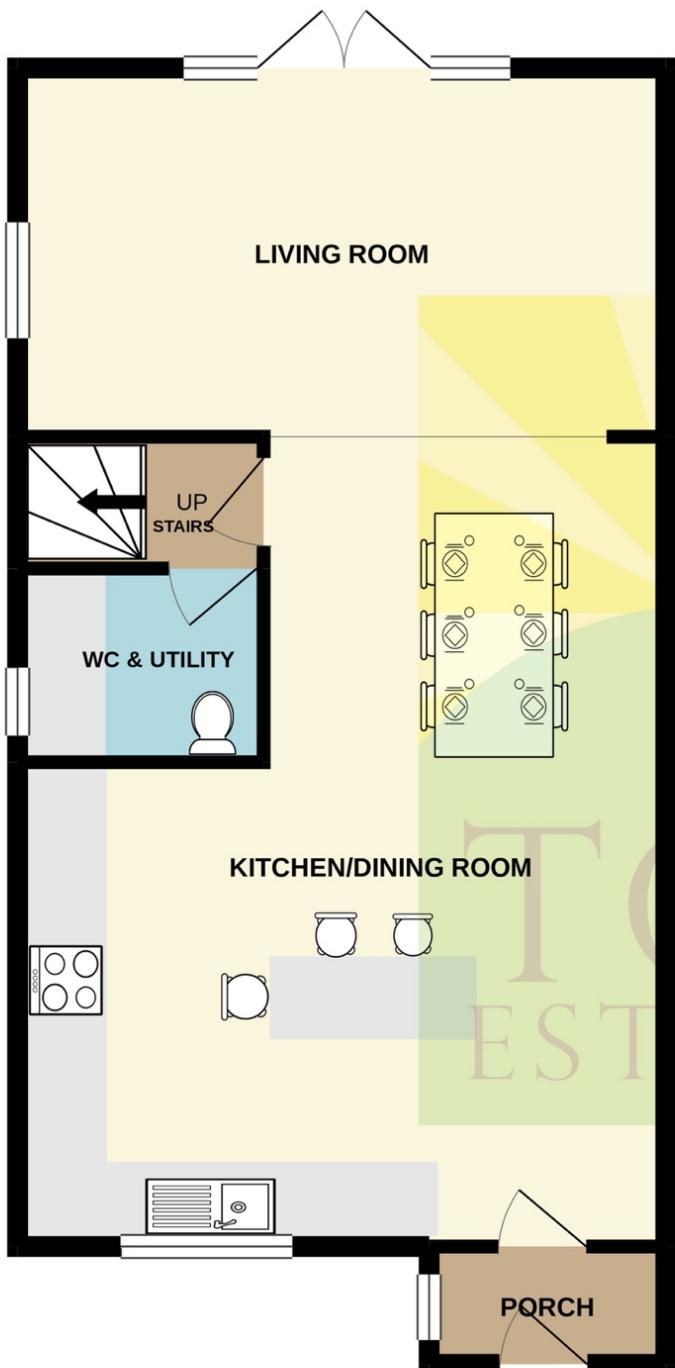
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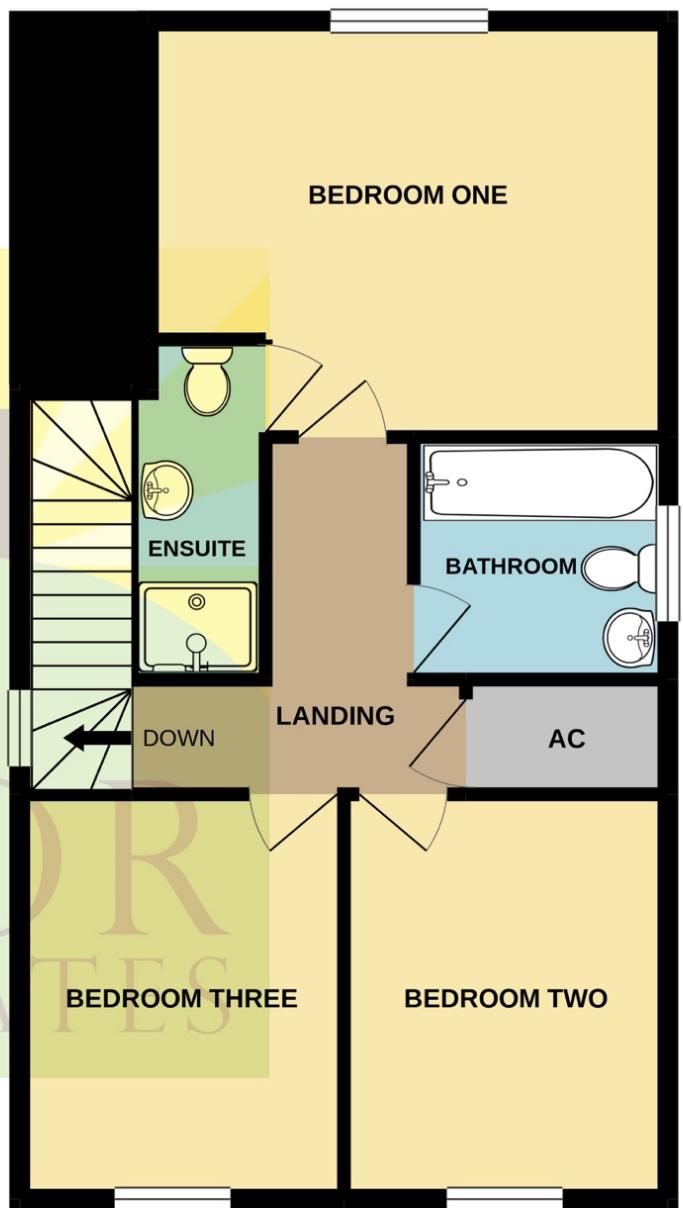
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GROUND FLOOR



1ST FLOOR



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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