

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG



sales@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk



1 GUNWYN CLOSE, GLASTONBURY, BA6 8HB

£525,000 - FREEHOLD

Boasting incredible 180 degree panoramic westerly views across Glastonbury and beyond is this four/five bedroom detached house, set across three floors. Accessed on the first floor, the property comprises an entrance porch, hallway, bedrooms two, three and four, and a modern family bathroom. To the second floor there is bedroom five/study and a master bedroom with exquisite views and an en-suite bathroom. To the ground floor there is a spacious living room and kitchen/diner, both with views and patio doors onto the rear garden, along with a utility room and cloakroom. Accessed via the utility, there is also a half-height cellar/storage area beneath the first floor. Externally the property benefits from a landscaped and tiered rear garden, off road parking for multiple vehicles and a garage with inspection pit. Offered in exceptionally good order throughout, an internal viewing of this property is strongly recommended.

1 Gunwyn Close, Glastonbury, BA6 8HB

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 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.

ENTRANCE PORCH

Double glazed door to front with windows to front and both sides. Tiled flooring. Door to hallway.

HALLWAY

Doors to bedrooms two, three and four and family bathroom. Stairs to both ground floor and second floor. Two storage cupboards. Radiator.

BEDROOM TWO

13' 3" x 9' 10" (4.04m x 3m)

Double glazed window to front. Built in wardrobe with hanging space and shelving. Radiator. TV point.



BEDROOM FOUR

9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window to front. Built in wardrobe with hanging space and shelving. Radiator.



BEDROOM THREE

10' 0" x 10' 9" (3.05m x 3.28m)

Double glazed window to front. Built in wardrobe with hanging space and shelving. Radiator.



FAMILY BATHROOM

Fitted with a modern suite comprising a double width shower cubicle with mains connected shower over, vanity unit with inset wash basin and low level WC. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Double glazed obscured window to side.

STAIRS RISING TO SECOND FLOOR

SECOND FLOOR LANDING

Doors to study/bedroom five. Airing cupboard housing hot water tank and shelving.

BEDROOM ONE

15' 2" x 10' 2" (4.62m x 3.1m)

Double glazed window to rear with far reaching westerly facing views across Glastonbury and beyond. Wall length fitted wardrobes, fitted cupboards with integrated window seat and fitted bedside cabinets. Radiator. TV point. Door to en-suite.



EN-SUITE

Fitted with a four piece white suite comprising fully tiled corner shower cubicle with electric shower over, inset roll edge bath, vanity unit with inset wash basin and splash back and low level WC. Tiled flooring. Radiator. Double glazed obscured Velux window.



BEDROOM FIVE/STUDY

9' 5" x 6' 4" (2.87m x 1.93m)

Double glazed Velux window. A range of fitted office furniture. Radiator.



STAIRS TO GROUND FLOOR

GROUND FLOOR HALLWAY

Doors to living room and kitchen/diner.

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LIVING ROOM

21' 4" x 14' 1" (6.5m x 4.29m)

Double glazed window and sliding patio doors to rear boasting views over Glastonbury. Inset electric fireplace. Two radiators. TV point.



KITCHEN/DINER

19' 10" x 18' 2 max" (6.05m x 5.54m)

L-shaped room. Fitted with a range of wall, base and drawer units with granite effect work surfaces and up-stands over. Inset one and a half bowl sink and drainer unit with mixer tap over. Fitted dresser with display cabinets. Fitted breakfast bar. Integrated four ring electric hob with tiled splash back and extractor fan over. Integrated electric double oven. Integrated dishwasher. Space for upright fridge freezer. Tiled flooring. Two radiators. Telephone point. Ample space for dining table. Two storage cupboards. Double glazed window to rear and double glazed French doors to side onto the decked seating area. Door to utility room.



UTILITY ROOM

7' 9" x 5' 1" (2.36m x 1.55m)

Fitted with a range of wall, base and drawer units with granite effect work surfaces and matching up-stands. Inset ceramic Belfast sink with mixer tap over. Space and plumbing for washing machine. Space for additional upright fridge/freezer. Tiling to splash prone areas. Tiled flooring. Door to half height drying/boiler room with space for tumble dryer leading on to a large half height cellar/storage area beneath the entire first floor. UPVC double glazed obscured door to side. Door to cloakroom.

CLOAKROOM

Fitted with a low level WC. Tiled flooring. Double glazed obscured window to side.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via steps leading down to the main entrance and also to the side entrance. The front garden is laid to lawn with a variety of shrubs and planted borders. There is a raised area laid to brick paving providing off road parking for three/four vehicles and access to the garage.

REAR GARDENS

The garden has been landscaped across four tiers and offers fantastic views across Glastonbury and beyond. Immediately abutting the property is a decked patio seating area with decked steps leading down to areas laid to lawn, planted borders and enclosed with ornate stone walling. A concrete pathway and steps lead to the secondary tier with a further enclosed seating area with a pergola over; perfect for entertaining. The steps continue down with grass banks to either side, down to the lower tier. The lower tier is laid to lawn with a timber storage shed and is enclosed with timber fencing with a personal gate leading to Leg of Mutton Road. The garden boasts a variety of small trees and shrubs throughout.



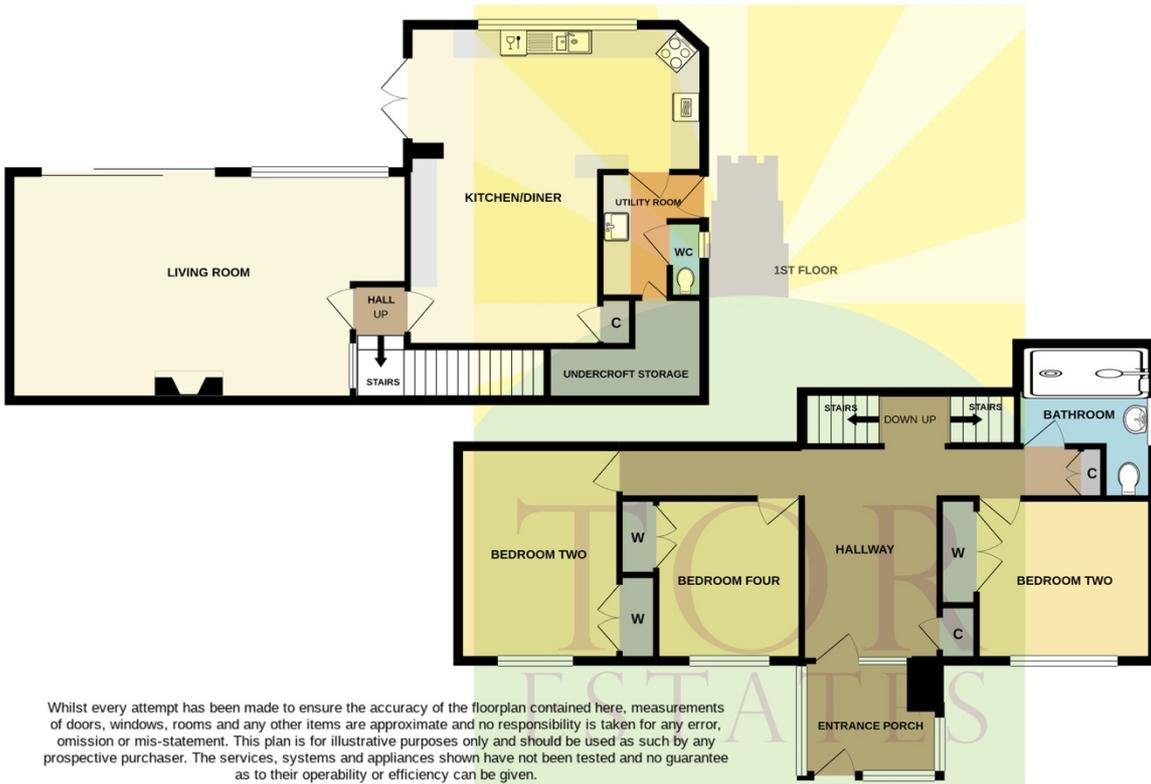
GARAGE

16' 7" x 8' 8" (5.05m x 2.64m)

Electric roller door to front. UPVC double glazed windows to side and rear. Personal door to side. Inspection pit for vehicle maintenance.

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GROUND FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY INFORMATION:

TENURE: Freehold
SERVICES: Mains connected electric, gas, drainage and water (metered)
LOCAL AUTHORITY: Mendip District Council. Tax Band D.
VIEWING ARRANGEMENT: By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE: Estimated at £2,000 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 best mortgage product available to you. Please call us to arrange a free consultation.
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