

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



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## 10 GRANGE ROAD, STREET, BA16 0AY

**£265,000 - FREEHOLD**

Offered to the market with no onward chain, and located within a short level walk of the High Street, is this three bedroom Victorian Cottage built in 1896. The property comprises an entrance hall, living room with log burner, dining room, kitchen, three bedrooms and a family bathroom. Externally the property benefits from a cottage style front garden, low maintenance rear garden, and on street residents permit parking. Situated in a conservation area, the property is constructed with blue lias stone and was formally home to Clarks' workers.

An internal viewing is highly recommended.

## 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

Part glazed composite entrance door to side. Stripped panel doors to living room and dining room. Steps down to kitchen. Under stair storage cupboard. Stairs to first floor. Flagstone flooring.

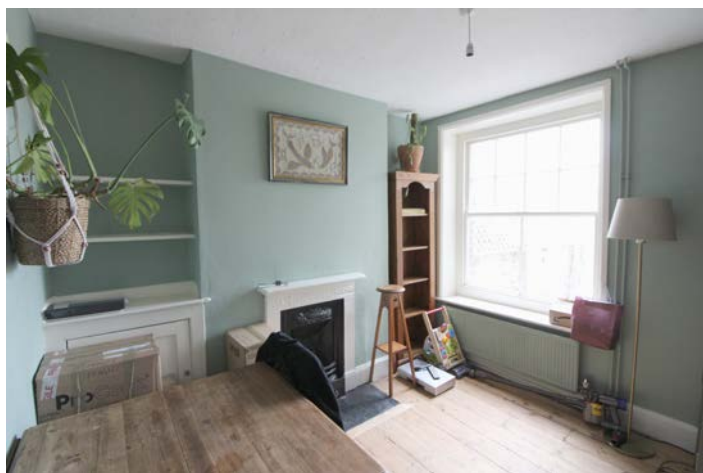
## LIVING ROOM

13' 0" x 15' 1" (3.96m x 4.6m)  
Dual aspect room with glazed sash windows to front and side with fitted shutters. Inset log burner with slate hearth. Flagstone flooring. Fitted shelving. Wall mounted up-lighters. TV and telephone points.



## DINING ROOM

9' 3" x 10' 0" (2.82m x 3.05m)  
Glazed sash window to rear. Stripped wooded flooring. Cast iron feature fireplace with slate hearth. Fitted storage cupboards and shelving. Radiator.



## KITCHEN

12' 0" x 7' 7" (3.66m x 2.31m)  
Fitted with a range of wall, base and drawer units with wood effect laminate work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Rangemaster with five ring gas hob and double oven with cooker hood over. Integrated dishwasher. Space for upright fridge freezer. Space and plumbing for washing machine. Tiling to splash prone areas. Wood effect vinyl flooring. Radiator. Triple aspect with glazed windows to rear and both sides. Double glazed composite stable style door to side onto the rear garden.



## STAIRS TO FIRST FLOOR

Glazed window to side with fitted shutters.

## BEDROOM TWO

7' 8" x 12' 2" (2.34m x 3.71m)  
Accessed via the half landing. Glazed sash window to rear. Feature cast iron fireplace. Radiator. Fitted wardrobes with hanging space and shelving.



## LANDING

Stripped wooden panel doors to bedroom one, bedroom three and family bathroom. Loft hatch.

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#### BEDROOM ONE

15' 0" x 13' 2 max" (4.57m x 4.01m)

Glazed sash window to front. Feature cast iron fireplace with slate hearth. Built in wardrobe with hanging space and shelving. Radiator. TV and telephone points.



#### BEDROOM THREE

9' 4 max" x 10' 3" (2.84m x 3.12m)

Glazed window to rear. Built in wardrobe with hanging space and shelving. Radiator. Telephone point.



#### FAMILY BATHROOM

Fitted with a modern white suite comprising a low level WC, pedestal wash basin and panelled bath with mains connected shower over. Tiling to splash prone areas. Tiled flooring. Wall mounted heated towel rail. Extractor fan. Glazed window to side.

#### OUTSIDE

##### FRONT OF PROPERTY

The property is accessed via a paved pathway through the cottage style garden, leading to the covered main entrance. Variety of mature shrubs, plants and small trees with slate chippings. Enclosed with low level stone walling. Timber bin store. Gated access to the rear garden. On street parking is available with residents parking permits via Somerset County Council.

##### REAR GARDEN

The rear garden is laid to stone chippings and patio for ease of maintenance. Selection of raised borders. Timber shed. Enclosed with a combination of stone walls and timber fencing.



#### PROPERTY INFORMATION:

**TENURE:**

Freehold

**SERVICES:**

Mains connected electricity, gas, drainage and water

**LOCAL AUTHORITY:**

Mendip District Council. Tax Band B.

**VIEWING ARRANGEMENT:**

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

**RENTAL VALUE:**

Estimated at £950 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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		