

20 High Street  
**Glastonbury**  
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**16 READ MEAD, GLASTONBURY, BA6 8DN**  
**£425,000 - FREEHOLD**

Offering spacious, light and flexible accommodation throughout is this extended five bedroom link-detached house. The property boasts a spacious and contemporary kitchen/diner which leads through to a playroom/additional reception room. Comprises of an entrance hall, living room, kitchen/diner, playroom, utility room, cloakroom, five bedrooms, en-suite to master, and family bathroom. Further benefits from a garage, off road driveway parking for several vehicles, an enclosed rear garden and a newly fitted boiler. A viewing is strongly recommended.

Offered with no onward chain.

# 16 Read Mead, Glastonbury, BA6 8DN

## 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.

## ENTRANCE PORCH

UPVC double glazed sliding entrance door to front. UPVC door through to entrance hall.

## ENTRANCE HALL

Doors to living room, kitchen/diner and cloakroom. Stairs to first floor. Under stair storage cupboard. Radiator.

## LIVING ROOM

14' 2" x 16' 7 max" (4.32m x 5.05m)

UPVC double glazed bay window to front. Feature electric fireplace with timber mantle and marble hearth and surround. Radiator. TV, telephone and internet point.



## KITCHEN/DINER

30' 7 max" x 10' 11 max" (9.32m x 3.33m)

Fitted with a range of wall base and drawer units with solid wood work surfaces and matching upstands. Inset one and a half bowl sink and drainer unit with mixer tap over. Space and connection points for range cooker with cooker hood over. Space and plumbing for upright American style fridge freezer. Integrated dishwasher. Wood effect flooring. Radiator. Inset spotlights. TV and internet point. Breakfast bar. UPVC double glazed window to rear. Door to utility room. Opening through to playroom.



## RECEPTION ROOM

12' 1" x 13' 8" (3.68m x 4.17m)

UPVC double glazed windows to rear. UPVC double glazed French doors to side onto the rear garden. Two Velux windows. Wood effect flooring. Radiator. TV and internet point. Inset spotlights.



## UTILITY ROOM

7' 9" x 4' 2" (2.36m x 1.27m)

Fitted with a range of wall base and drawer units with wood effect work surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Door to garage.

## CLOAKROOM

Fitted with a low level WC and pedestal wash basin with splash back tiles. Heated towel rail. UPVC double glazed obscured window to front.

## STAIRS TO FIRST FLOOR

## LANDING

Doors to all bedrooms and family bathroom. Velux window. Airing cupboard with shelving. Loft hatch providing access to the newly fitted gas fired boiler.

## BEDROOM ONE

10' 11" x 11' 3" (3.33m x 3.43m)

UPVC double glazed window to rear. Built in wardrobe with hanging space and shelving. Radiator. TV and internet point. Door to en-suite.

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#### ENSUITE

Fitted with a low level WC, pedestal wash basin and shower cubicle with mains connected rainfall shower over. Tiling to splash prone areas. Laminate flooring. Extractor fan.

#### BEDROOM TWO

12' 1" x 11' 11" (3.68m x 3.63m)

UPVC double glazed window to front. Built in wardrobe with hanging space and shelving. Radiator. TV, telephone and internet point.



#### BEDROOM THREE

11' 11" x 8' 0" (3.63m x 2.44m)

UPVC double glazed window to front. Radiator. TV and internet point.

#### BEDROOM FOUR

9' 2" x 9' 8" (2.79m x 2.95m)

UPVC double glazed window to front. Radiator. TV point.

#### BEDROOM FIVE/OFFICE

7' 10" x 7' 5" (2.39m x 2.26m)

UPVC double glazed window to rear. Radiator. TV and telephone point.

#### FAMILY BATHROOM

Fitted with a low level WC, wash hand basin with cupboard beneath, and P-shaped bath with mains connected shower over. Tiling to splash prone areas. Wood effect flooring. Heated towel rail. Extractor fan. UPVC double glazed obscured window to rear.



#### OUTSIDE

##### FRONT OF PROPERTY

The property is accessed via a brick paved driveway off road parking for several vehicles and access to the garage. Timber gate providing rear access. External lighting.

##### REAR GARDEN

Mainly laid to lawn with a covered patio seating area, perfect for entertaining. Paved pathway to the side leading to the side gate. Enclosed with timber fencing. Timber shed/workshop. External light and water supply.



#### GARAGE

16' 7" x 8' 6" (5.05m x 2.59m)

Up and over door to front. Personal door through to utility room. Light and power.

#### 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 £1,250 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.

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

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GROUND 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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1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		