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12 BOWYERS CLOSE, GLASTONBURY, BA6 9DA £269,500 - FREEHOLD

Situated on a quiet side street within a short level walk to the High Street and bus stop, this 1930's three bedroom house with long, mature gardens and off road parking offers great amount of appeal. The accommodation briefly comprises entrance hall, living room, open plan kitchen/diner, three bedrooms and family bathroom. Additionally, there is a boarded attic room, a store room with utility/cloakroom to the rear and a generous studio at the bottom of the garden with electricity. The garden has been thoughtfully designed and includes various areas set aside for wildflower, the cultivation of fruit and vegetables, as well as a patio seating area. The property further benefits from the use of the pleasant community garden, located at the rear of the property.

12 Bowyers Close, Glastonbury, BA6 9DA

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 iconic 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 HALL

UPVC double glazed entrance door to front. Door to living room. Stairs to first floor. Radiator. Coved ceiling. Intercom/doorbell with pick-up points in living room, bedroom three, attic room and studio.

LIVING ROOM

14' 4" x 12' 9" (4.37m x 3.89m)

Double glazed window to front with secondary glazing. Glass fronted coal effect gas fire with timber mantle. Radiator. Fitted shelving. Coved ceiling. TV point. Glazed double doors through to the kitchen/diner.



KITCHEN/DINER

17' 3" x 10' 8 max" (5.26m x 3.25m)

A bespoke kitchen which is fitted with wall, base and drawer units with roll edge work surfaces over. Inset stainless steel sink and drainer unit with variable instant heating electric tap. Space and gas connection for cooker. Space for under counter fridge. Space for under counter freezer. Tiling to splash prone areas. Wood effect flooring. Wall mounted gas fired combi boiler installed in January 2020. Fitted shelving. Radiator. Coved ceiling. Glazed door through to store room and utility/WC. Double glazed French doors onto the rear garden. Ample space for dining table. Telephone point.



STORE ROOM

5' 1" x 6' 1" (1.55m x 1.85m)

Double glazed window to side. Fitted work surface. Vinyl flooring. Light and power. Door to utility/WC.

UTILITY/WC

Fitted with a low level WC and pedestal wash basin. Extractor fan. Space and plumbing for washing machine and tumble dryer. Fitted shelving. Light and power.

STAIRS TO FIRST FLOOR

LANDING

Doors to all three bedrooms and family bathroom. Coved ceiling. Paddle staircase to the attic room.

BEDROOM ONE

13' 6" x 10' 7" (4.11m x 3.23m)

Double glazed window to front with secondary glazing. Wall length wardrobes with mirror fronted sliding doors. Radiator. Coved ceiling.



BEDROOM TWO

10' 0" x 10' 7" (3.05m x 3.23m)

Double glazed window to front with secondary glazing. Radiator. Coved ceiling. Fitted shelving.



BEDROOM THREE

9' 3" x 6' 8" (2.82m x 2.03m)

Double glazed window to front with secondary glazing. Radiator. Coved ceiling. Fitted shelving. Telephone point.

FAMILY BATHROOM

6' 6" x 5' 0" (1.98m x 1.52m)

Fitted with a low level WC, pedestal wash basin and panelled bath with shower attachment over. Tiling to splash prone areas. Vinyl flooring. Radiator. Extractor fan. Obscured double glazed window to rear.

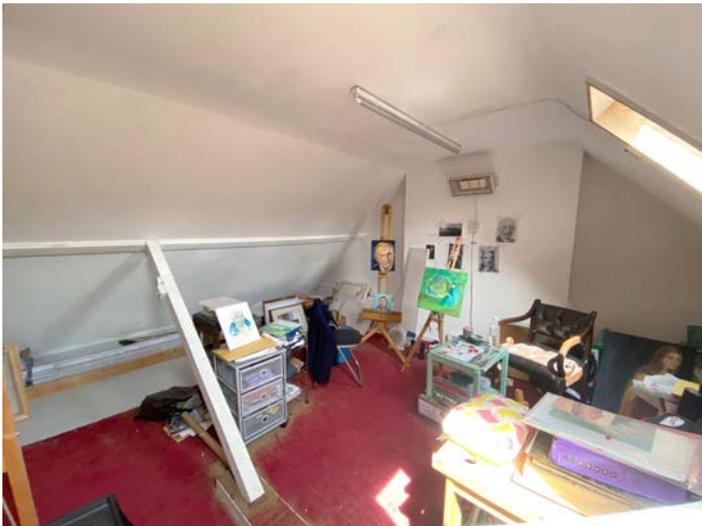
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ATTIC ROOM

16' 10" x 11' 3 max" (5.13m x 3.43m)

Two double glazed Velux windows to rear. Light and power. Fully boarded. Some restricted head height.



STUDIO

9' 7" x 10' 1" (2.92m x 3.07m)

Insulated studio along with passive-solar-heating. Glazed windows to rear and both side. Wood effect flooring. Fitted shelving. Recessed spotlights. Mezzanine storage space. Electricity, light and Ethernet connection.

OUTSIDE

FRONT GARDEN

The property is accessed via a paved pathway leading to the covered main entrance. The front garden has been laid to stone chippings for ease of maintenance with a selection of mature shrubs and plants. Enclosed with privet hedging.

REAR GARDEN

The garden has been arranged as three tiers. From the French doors there is a patio seating area with a pathway leading to a central lawn/wildflower area with a newly established shrubbery, an espalier apple tree and a timber shed. The second tier has been set aside for the cultivation of fruit and vegetables and benefits from a variety of irrigated raised vegetable beds along with a 8' x 6' greenhouse and a further timber shed. The third tier houses the studio. Enclosed with timber fencing.



PARKING

Located at the rear off the property is a hard standing area providing off road parking for one vehicle. From here there is also access to the community garden.

PURCHASERS NOTE

Please note that this property and the neighbours have a right of access for the purposes of maintenance only.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electric, 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

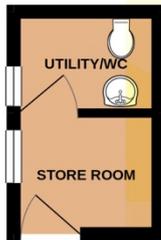
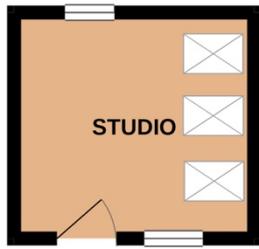
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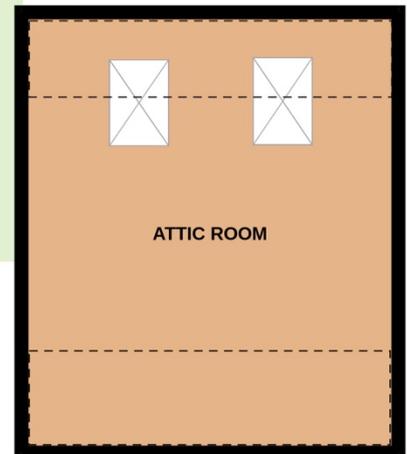
GROUND FLOOR



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

2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		