

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



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**38 FOWEN CLOSE, STREET, BA16 0FY  
OFFERS IN EXCESS OF £275,000 - FREEHOLD**

Located within a short walk of Brookside Academy and presented in immaculate order throughout, is this three bedroom semi-detached house. The property boasts a low maintenance rear garden, garage and off road parking. Internally the property comprises an entrance hall, living room, kitchen/diner, utility room, cloakroom, three bedrooms, family bathroom and master en-suite.

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

Composite entrance door to front. Doors to living room, Kitchen/diner and cloakroom. Stairs to first floor. Radiator. Wood effect flooring. Wall mounted electrical consumer unit.

## LIVING ROOM

17' 11" x 10' 11" (5.46m x 3.33m)

A bright and spacious dual aspect room with UPVC double glazed windows to front and side. Radiator. TV and telephone points.



## CLOAKROOM

Fitted with a low level WC and pedestal wash basin with tiling to splash. Wood effect flooring. Extractor fan.

## KITCHEN/DINER

18' 0" x 9' 9" (5.49m x 2.97m)

Fitted with a modern range of cream shaker style wall, base and drawer units with oak effect work surfaces and up-stands. Inset stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with cooker hood over. Integrated double oven. Integrated fridge freezer. Integrated dishwasher. Breakfast bar. Wood effect flooring. Two radiators. Recessed spotlights. Cupboard housing gas fired boiler. Ample space for dining table. Double glazed windows to front and side. Double glazed French doors to side onto the garden. Door to utility room.



## UTILITY ROOM

5' 10" x 5' 7" (1.78m x 1.7m)

Fitted with a matching range of wall and base units with oak effect work surfaces and up-stands. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wood effect flooring. Under stair storage cupboard. Extractor fan.



## STAIRS TO FIRST FLOOR

## LANDING

Doors to all bedrooms and family bathroom. Storage cupboard with fitted shelving. Loft hatch. Radiator.

## BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to front. Fitted wall length mirror fronted wardrobes with hanging space and shelving. Radiator. TV point. Door to en-suite.



## EN-SUITE

Fitted with a low level WC, pedestal wash basin and fully tiled shower cubicle with electric shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Double glazed obscured window to front.



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**BEDROOM TWO**

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to front. Radiator. Storage cupboard with hanging space and shelving.



**BEDROOM THREE**

9' 4" x 7' 6" (2.84m x 2.29m)

Double glazed window to side. Radiator.



**FAMILY BATHROOM**

6' 8" x 6' 1" (2.03m x 1.85m)

Fitted with a low level WC, pedestal wash basin and panelled bath with mains connected shower over. Tiling to splash prone areas. Wood effect flooring. Wall mounted heated towel rail. Extractor fan. Double glazed obscured window to side.

**OUTSIDE**

**FRONT OF PROPERTY**

The property is accessed via either the paved steps or the paved pathway leading to the covered main entrance. The front garden has been laid to stone chippings for ease of maintenance.

**REAR GARDEN**

A low maintenance garden which is mainly laid to flagstone patio with a variety of well stocked raised borders. External light and water. Gated pedestrian access to the side through to the garage and parking.



**GARAGE**

Located to the rear of the property is a single garage with up and over door to front. There garage is the right hand garage of the two. Off road driveway parking for one/two vehicles.

**PURCHASERS NOTE**

Please note that there is an Estate Management Charge for the upkeep of communal areas and green spaces, which is £61.72 per quarter.

**PROPERTY INFORMATION:**

**TENURE:**

Freehold

**SERVICES:**

Mains connected electric, gas, drainage and water (metered)

**LOCAL AUTHORITY:**

Mendip District Council. Tax Band C.

**VIEWING ARRANGEMENT:**

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

**RENTAL VALUE:**

Estimated at £925 pcm

**MORTGAGE ADVICE**

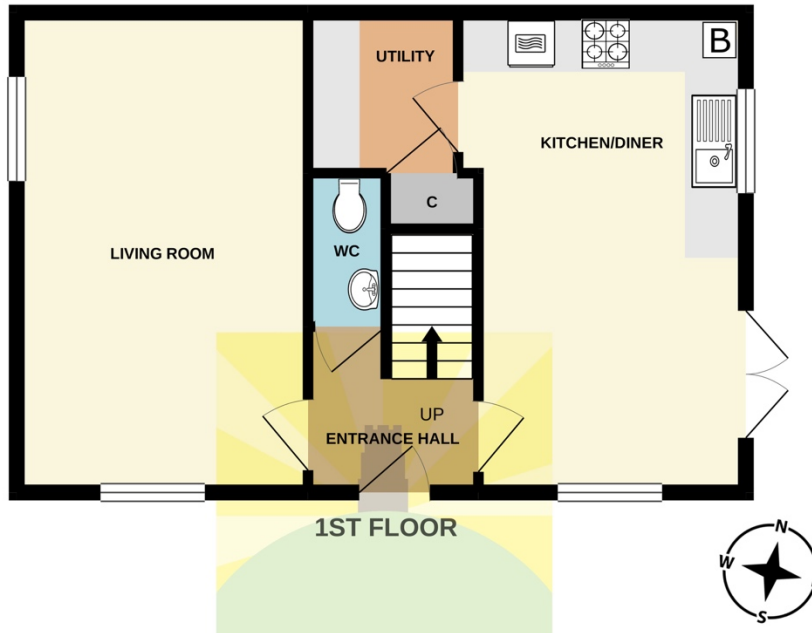
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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

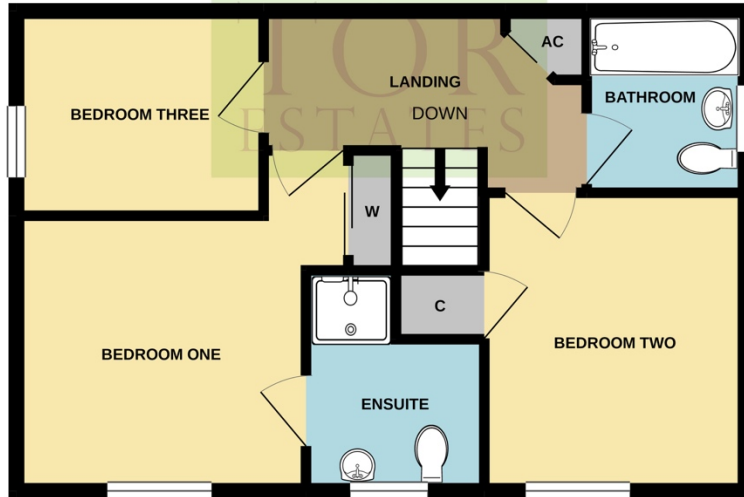
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GROUND FLOOR



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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