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## 17-19 BENEDICT STREET, GLASTONBURY, BA6 9NE AUCTION START PRICE £400,000 - FREEHOLD

For sale by Modern Method of Auction; Starting Bid Price £400,000 plus Reservation Fee  
A substantial Grade II Listed mid-terraced house which comprises a ground floor commercial space/shop with four self contained apartments with a communal central courtyard and a mains fire alarm system throughout. The property is located in central Glastonbury within a stones-throw of the High Street and Glastonbury Abbey. Ideal as an investment property.

This property is for sale by Iamsold Ltd

## **AUCTIONEERS COMMENTS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

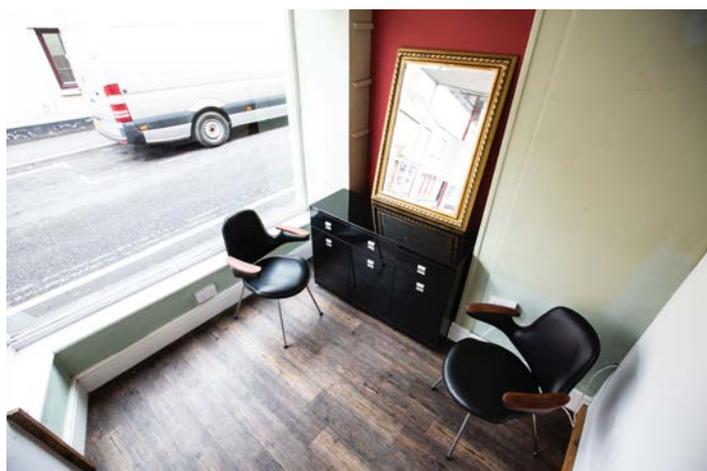
## **SHOP/COMMERCIAL SPACE**

Located on the ground floor the shop benefits from three shop front rooms, two further rooms, a kitchenette, store room and WC.

### **SHOP FRONT ONE**

7' 11" x 8' 10 max" (2.41m x 2.69m)

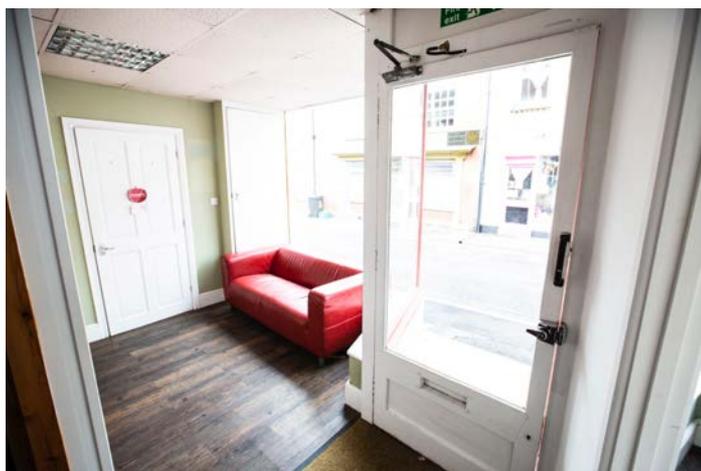
Glazed window to front. Wood effect flooring. Opening through to entrance/Shop Front Two.



### **SHOP FRONT TWO**

7' 11" x 12' 5" (2.41m x 3.78m)

Glazed entrance door to front. Glazed window to front. Wood effect flooring. Openings through to hallways.



### **HALL**

Opening through to Shop Front Three

### **SHOP FRONT THREE**

14' 10" x 11' 9" (4.52m x 3.58m)

Glazed window to front. Wood effect flooring. Under stair storage cupboard and additional recessed storage area.



### **HALLWAY**

Doors to rooms one & two and rear hall. Opening through to kitchenette.

### **ROOM ONE**

10' 7" x 8' 10 max" (3.23m x 2.69m)

Glazed obscured internal window. Wood effect flooring.



Call us TODAY for a FREE, NO obligation consultation.

**ROOM TWO**

11' 0" x 8' 9" (3.35m x 2.67m)

Glazed obscured internal window. Wood effect flooring.



**REAR HALL**

Door to WC. Light and power.

**WC**

Fitted with an enclosed low level WC and wall mounted wash basin. Tiling to splash prone areas. Wood effect flooring. Extractor fan.



**KITCHENETTE**

4' 8" x 6' 8" (1.42m x 2.03m)

Fitted with a range of base units with laminate work surfaces over. Inset stainless steel sink with mixer tap over. Tiling to splash. Recessed shelving. Door to store room.

**OFFICE**

6' 6" x 9' 10" (2m x 3m)

Glazed door to rear onto communal courtyard. Glazed window to rear.



**17B - GROUND FLOOR FLAT**

A one bedroom ground floor flat comprising an open plan lounge/kitchen/diner, bedroom with storage space and a wet room.

**OPEN PLAN LOUNGE/KITCHEN DINING**

21' 1" x 16' 0 max" (6.43m x 4.88m)

A bright and spacious L-shaped room. The kitchen comprises a range of newly fitted wall, base and drawer units with laminate work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Freestanding electric cooker with extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Tiling to splash prone areas. Vinyl flooring. Secondary entrance door through to communal entrance. Glazed window and door to rear onto rear communal courtyard. Two further glazed window to side. Electric fireplace. TV and telephone points. Loft hatch. Door to bedroom.



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**17B CONTINUED...****BEDROOM**

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

Two glazed windows to side. Recessed shelving. Two storage cupboards. Door to wet room.

**WET ROOM**

5' 3" x 4' 10" (1.6m x 1.47m)

Fitted with a low level WC, wall mounted wash basin and shower unit with electric shower over. Full tiled walls. Vinyl flooring. Extractor fan.

**19B - ONE BEDROOM GROUND FLOOR FLAT**

A one bedroom ground floor flat comprising a lounge/diner, kitchen, bedroom and a wet room.

**COMMUNAL ENTRANCE**

8' 1" x 5' 7" (2.46m x 1.7m)

Entrance door to front. Glazed double doors to rear onto the communal courtyard. Entrance doors to 17B and 19B.

**KITCHEN**

19' 8" x 8' 9" (6m x 2.67m)

Fitted with a range of wall, base and drawer units with laminate work surface over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Space for electric cooker with extractor fan over. Space for upright fridge freezer. Space and plumbing for washing machine. Tiling to splash prone areas. Vinyl flooring. Glazed obscured window to front. Opening through to hall.

**HALL**

Door to wet room. Opening to lounge/diner. Glazed window to side.

**WET ROOM**

4' 5" x 4' 8" (1.35m x 1.42m)

Fitted with a low level WC, wall mounted wash basin and shower units with electric shower over. Fully tiled walls. Vinyl flooring. Extractor fan.

**LOUNGE/DINER**

20' 5" x 7' 9" (6.22m x 2.36m)

UPVC double glazed French doors and window to side onto communal courtyard. Double doors through to bedroom. TV point.

**BEDROOM**

12' 10" x 14' 8 max" (3.91m x 4.47m)

UPVC double glazed French doors to front onto communal courtyard.

**COMMUNAL COURTYARD**

The communal courtyard is laid to patio with a metal staircase leading up to the First Floor Flats 17A and 19A. The communal courtyard houses the central control panel for the integrated fire alarm system

### 17A - THREE BEDROOM FIRST FLOOR MAISONETTE

A two bedroom first floor maisonette comprising a kitchen/diner, living room, bathroom, two bedrooms, store room/wardrobe and additional WC.

#### HALLWAY

Entrance door to front. Doors to kitchen/diner, bathroom and living room. Stairs to first floor. Two wall mounted electric heaters.

#### KITCHEN/DINER

24' 7" x 8' 2 max" (7.49m x 2.49m)

Fitted with a range of wall, base and drawer units with laminate work surface over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Freestanding electric cooker with extractor fan over. Space for upright fridge freezer. Space and plumbing for washing machine. Space for tumble dryer. Tiling to splash prone areas. Vinyl flooring. Glazed window to front. Wall mounted electric heater.



#### LIVING ROOM

15' 8 into bay" x 12' 5" (4.78m x 3.78m)

Glazed bay window to front with secondary glazing. further glazed window to front. Wall mounted electric heater. Wall mounted electrical consumer unit.



#### BATHROOM

6' 8" x 9' 1" (2.03m x 2.77m)

Fitted with a low level WC, bidet, vanity unit with wash basin and panelled bath with electric shower over. Part-tiled walls. Vinyl flooring. Fitted storage cupboards. Wall mounted electric heater.

#### STAIRS TO FIRST FLOOR

#### WC

Accessed via a half landing. Fitted with a low level WC and wall mounted wash basin. Glazed Velux window. Tiling to splash prone areas. Vinyl flooring. Restricted head height.

#### LANDING

Doors to both bedrooms, store room/wardrobe and additional storage cupboard.

#### BEDROOM ONE

14' 11" x 8' 4" (4.55m x 2.54m)

Glazed window to front. Ornate iron fireplace with timber mantle. Fitted wardrobe with hanging space and shelving. Wall mounted electric heater.



#### BEDROOM TWO

10' 5" x 7' 4" (3.18m x 2.24m)

Glazed window to front. Wall mounted electric heater.



#### BEDROOM THREE

9' 2" x 7' 2" (2.79m x 2.18m)

Glazed Velux window to front. Fitted shelving and hanging rails. Some restricted head height.

**19A - ONE BEDROOM FIRST FLOOR MAISONETTE**

A one bedroom first floor flat comprising a living room, kitchen/diner, WC, bedroom and bathroom.

**LIVING ROOM**

11' 7" x 11' 6" (3.53m x 3.51m)

Entrance door and glazed window to front. Timber mantle. Two wall mounted electric heaters. Door to hallway.

**HALLWAY**

Doors to kitchen/diner and WC. Stairs to bedroom.

**KITCHEN/DINER**

14' 3" x 8' 1" (4.34m x 2.46m)

Fitted with a range of wall, base and drawer units with laminate work surface over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Freestanding electric cooker with extractor fan over. Space for upright fridge freezer. Space and plumbing for washing machine. Tiling to splash prone areas. Vinyl flooring. Glazed window to front. Wall mounted electric heater. Fireplace with timber mantle.

**WC**

4' 0" x 5' 0" (1.22m x 1.52m)

Fitted with a low level WC and wall mounted wash basin. Tiling to splash prone areas Vinyl flooring. Glazed obscured window to front. Wall mounted electrical consumer unit.

**STAIRS TO BEDROOM****BEDROOM**

15' 0" x 13' 5" (4.57m x 4.09m)

Double glazed window to front. Wall mounted electric heater. Loft hatch. Door to bathroom.

**BATHROOM**

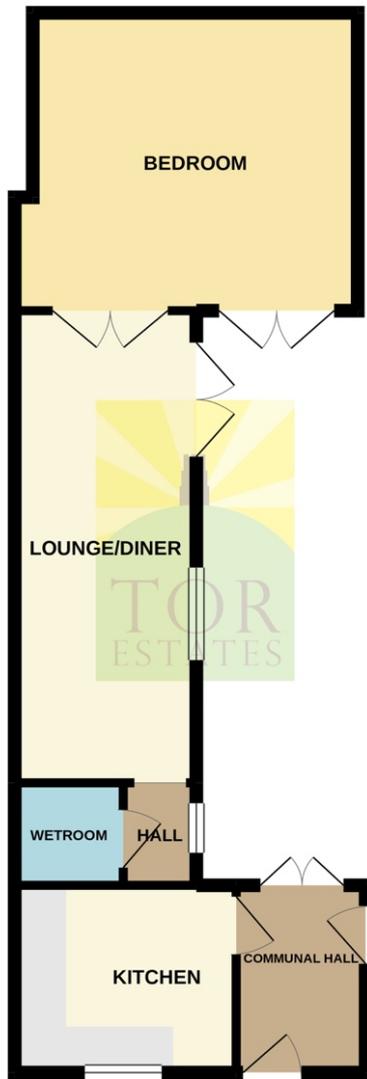
Fitted with a low level WC, pedestal wash basin and panelled bath with electric shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted electric heater. Glazed Velux window to front. Restricted head height.

**PURCHASERS NOTE**

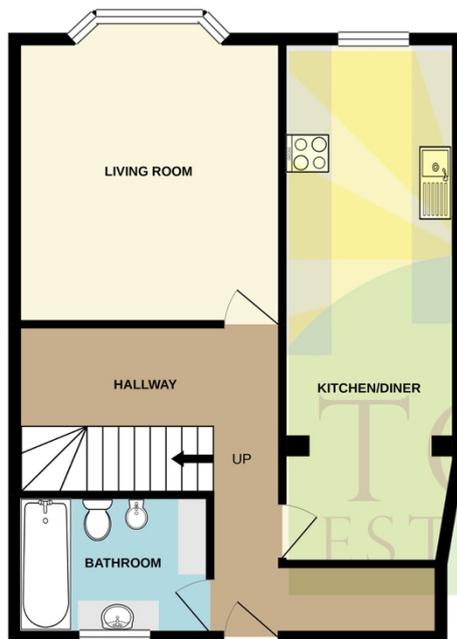
Please be advised that this property is Grade II listed and set within a conservation area.

GROUND FLOOR

19B



FIRST FLOOR



GROUND FLOOR

17B



SECOND FLOOR

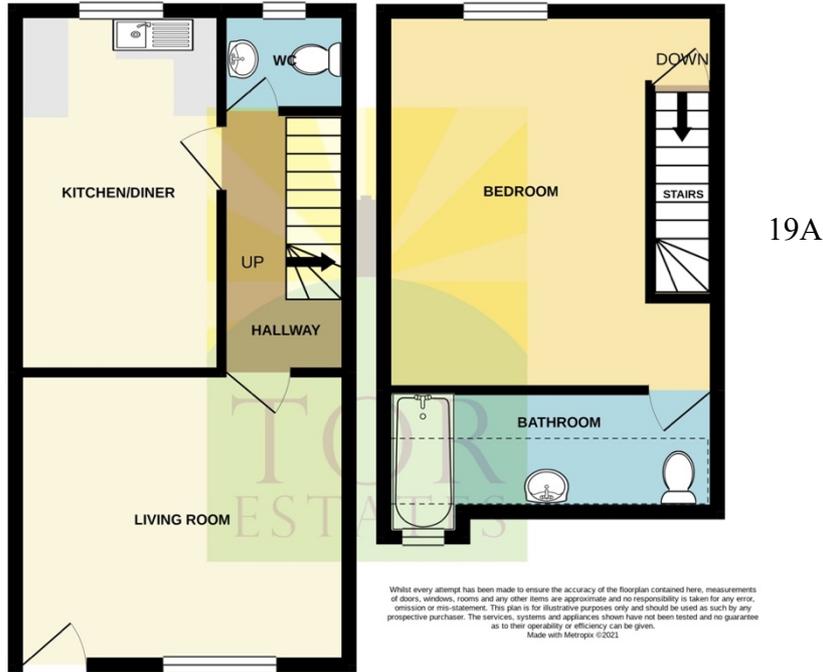


17A

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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FIRST FLOOR

SECOND FLOOR



**GROUND FLOOR**



**PROPERTY INFORMATION:**

**TENURE:**  
**SERVICES:**

Freehold  
Mains connected electric, gas, water and drainage. Each property is on its own electric meter and has shared water. No gas supply.

**LOCAL AUTHORITY:**  
**VIEWING ARRANGEMENT:**

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

**RENTAL VALUES:**

Shop - £875 pcm, 17A - £800 pcm, 17B - £600, 19A - £625, 19B - £600 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**

**PHONE: 01458 888020 – OPTION 3**