

20 High Street  
**Glastonbury**  
BA6 9DU

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**Street**  
BA16 0EG



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## 23 MONINGTON ROAD, GLASTONBURY, BA6 8HF

**£225,000 - FREEHOLD**

In need of modernisation throughout but offering fantastic views across Glastonbury and Street, is this three bedroom end of terrace house. Comprises an entrance hall, living room, dining room, kitchen, additional side lobby/utility with store room, three bedrooms and a family bathroom.

Externally there is off road parking for two vehicles and a south-west facing rear garden.

Offered to the market with no onward chain.

# 23 Monington Road, Glastonbury, BA6 8HF

## 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 HALL

UPVC double glazed entrance door to front. Doors to living room, dining room and kitchen. Stairs to first floor. Radiator.

## DINING ROOM

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to rear. Gas fire place with mantle and hearth. Wood effect laminate flooring. Radiator. Dado rail. Coved ceiling.



## LIVING ROOM

13' 0" x 10' 2" (3.96m x 3.1m)

Double glazed windows and door to rear onto the rear garden. Gas fireplace with mantle and hearth. Wood effect flooring. Radiator. Dado rail.



## KITCHEN

11' 8" x 7' 11" (3.56m x 2.41m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Space for Range style cooker. Space and plumbing for dishwasher. Part tiled walls. Tiled flooring. Pantry style cupboard. Double glazed window to front. Glazed door to side lobby/utility.



## SIDE LOBBY/UTILITY

8' 9" x 6' 5" (2.67m x 1.96m)

Doors to front and rear. Fitted work surface with space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Door to store room.

## STORE ROOM

Glazed window to rear. Light and power.

## STAIRS TO FIRST FLOOR

## LANDING

Doors to all bedrooms and family bathroom. Airing cupboard housing hot water tank and shelving. Double glazed window to front.

## BEDROOM ONE

10' 2" x 13' 0" (3.1m x 3.96m)

Double glazed window to rear with far reaching views across Glastonbury and Street. Radiator.



Call us TODAY for a FREE, NO obligation consultation.



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**BEDROOM TWO**

11' 5" x 9' 10" (3.48m x 3m)

Double glazed window to rear with views. Radiator. Coved ceiling.



**BEDROOM THREE**

8' 5" x 8' 6" (2.57m x 2.59m)

Double glazed window to front. Radiator.



**BATHROOM**

7' 11" x 5' 8" (2.41m x 1.73m)

Fitted with a three piece white suite comprising a low level WC, pedestal wash basin and panelled bath with electric shower over. Tiling to splash prone areas. Vinyl flooring. Radiator. Double glazed obscured window to side.



**OUTSIDE**

**FRONT OF PROPERTY**

The property is accessed via the front garden with a paved pathway leading to the covered main entrance and the additional side door. The front garden is laid to a combination of lawn and stone chippings and is enclosed with timber fencing. To the side there is off road driveway parking for two vehicles.

**REAR GARDEN**

The rear garden is laid to a combination of lawn and patio with a metal storage shed. Enclosed with a combination of stone walling and hedgerow.



**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 £850 pcm in good order

**MORTGAGE ADVICE**

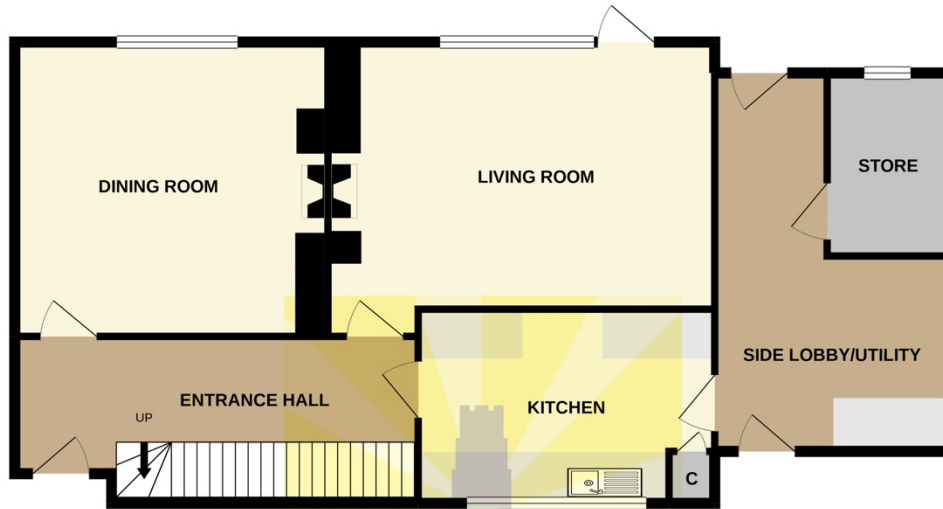
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

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

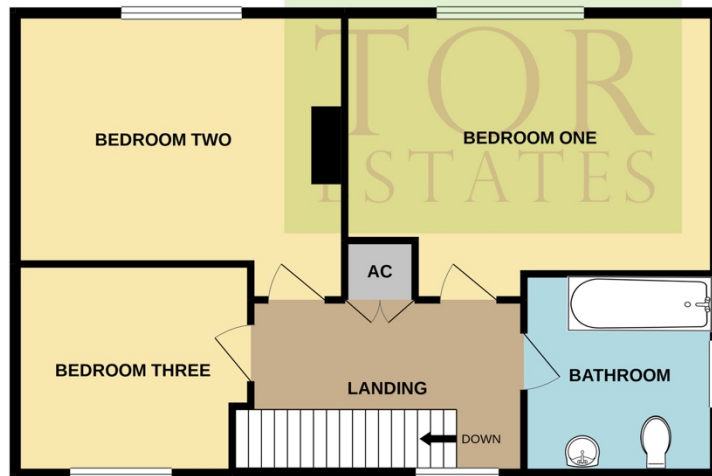
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GROUND FLOOR



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		85   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		