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## 68 BENEDICT STREET, GLASTONBURY, BA6 9EY

### £255,000 - FREEHOLD

Located a short level walk from Glastonbury High Street is this two bedroom mid terraced Victorian house with the benefit of a workshop. Comprises an entrance hall, a lounge/diner with flagstone flooring and an inset wood burner, kitchen, ground floor bathroom with utility area and two double bedrooms. To the front is a small enclosed courtyard garden whilst to the rear there is a long cottage style garden and access to a workshop/studio.

### 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

Entrance door to front. Tilled flooring. Door to lounge/diner.

### LOUNGE/DINER

21' 11" x 14' 9" (6.68m x 4.5m)

Double glazed sash window to front. Inset wood burner with slate hearth. Combination of flagstone and parquet flooring. Inset shelving. Two radiators. Stairs to first floor. Door to kitchen.



### KITCHEN

13' 10" x 9' 10" (4.22m x 3m)

Fitted with a range of wall base and drawer units with solid wood work surfaces over. Inset Butler sink with mixer tap over. Tiling to splash prone areas. Space for upright fridge/freezer. Space and connection point for a gas cooker. Tilled flooring. Radiator. UPVC double glazed window and door to rear. Velux sky light. Door to utility room.



### UTILITY ROOM

Space and plumbing for a washing machine. Tilled flooring. Door leading to the bathroom.

### BATHROOM

Fitted with a low level WC, pedestal wash basin and panelled bath with an electric shower over. Tiling to splash prone areas. Radiator. Extractor fan. UPVC double glazed obscured windows to the rear and side.



### STAIRS TO FIRST FLOOR

### LANDING

Doors to both bedrooms. Radiator.

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### BEDROOM ONE

11' 9" x 13' 8" (3.58m x 4.17m)

Two double glazed windows to front. Built in storage cupboard. Solid wood flooring. Radiator.



### BEDROOM TWO

10' 6" x 11' 5" (3.2m x 3.48m)

Double glazed UPVC window to rear. Built in cupboard. Radiator.



### OUTSIDE

#### FRONT OF PROPERTY

The property is accessed via a courtyard style garden with a paved pathway leading to the main entrance.

#### REAR GARDEN

Laid to lawn with a paved pathway leading to work shop at the rear. Enclosed with timber fencing with a variety of shrubs and plants to border.



#### WORKSHOP

13' 9" x 11' 7" (4.19m x 3.53m)

Glazed windows to front overlooking the rear garden. Door to rear which opens up onto Bella View Gardens. Fitted shelving.

#### TENURE:

#### SERVICES:

#### LOCAL AUTHORITY:

#### VIEWING ARRANGEMENT:

#### RENTAL VALUE:

#### PROPERTY INFORMATION:

Freehold

Mains connected electric, gas, drainage and water.

Mendip District Council. Tax Band B.

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

Estimated £800 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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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	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		