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1 WATERER WAY, SHEPTON MALLET, BA4 5FL
£265,000 – FREEHOLD

Delightful three bedroom freehold house with parking for two cars is available for sale.

The accommodation briefly comprises of living room, kitchen diner, conservatory, cloakroom, three bedrooms with master en-suite and a family bathroom.

An early viewing is highly recommended.

ENTRANCE HALL

Inner porch with door to cloakroom and door to living room.

CLOAKROOM

Low level WC, wash hand basin with splash back. Radiator. Extractor fan

LIVING ROOM

17' 8" x 15' 1" (5.38m x 4.6m)

UPVC double glazed window to front, two radiators, feature fireplace. Stairs to first floor. Door to kitchen diner.



KITCHEN DINER

15' 1" x 9' 2" (4.6m x 2.79m)

Fully fitted kitchen with a range of wall, base and drawer units with work surface over. Stainless steel sink with mixer tap over. Plumbed washer dryer, integrated dishwasher, space for upright fridge freezer. Integrated electric oven with gas hob and cooker hood over. UPVC double glazed window to rear. Under stairs storage cupboard. Throughway to conservatory.



CONSERVATORY

12' 4" x 10' 6" (3.76m x 3.2m)

UPVC surround windows with UPVC double glazed door to side. Radiator. Tinted roof glass.



STAIRS TO FIRST FLOOR

LANDING

Doors to bedrooms one, two, three, family bathroom and storage cupboard. Radiator. Loft hatch with ladder.

BATHROOM

Three piece white suite with low level WC, wash hand basin and panel bath. UPVC double glazed window to rear. Shaving point and extractor fan.

BEDROOM ONE

12' 1" x 8' 7" (3.68m x 2.62m)

UPVC double glazed window to front. Radiator. Built in wardrobe. Door to en-suite.



EN-SUITE

Low level WC, wash hand basin with splash back, walk in shower cubicle. extractor fan and radiator.

Call us TODAY for a FREE, NO obligation consultation.

BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.59m)

UPVC double glazed window to rear. Radiator.



BEDROOM THREE

8' 8" x 6' 4" (2.64m x 1.93m)

UPVC double glazed window to front. Radiator

REAR GARDEN

The main garden is laid to lawn with various plants and shrubs bordering. Pathway leading down the side of the property. Shed, Decking and entertaining area.

PARKING

Off road parking for two cars with a leasehold carport



PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains Electric, gas, water and drainage

MANAGEMENT CHARGES

£320 PA for communal estate areas

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:

£950pcm

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		