

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



sales@torestates.co.uk  
lettings@torestates.co.uk  
mortgages@torestates.co.uk



## 10 CIRCUS FIELD ROAD, GLASTONBURY, BA6 9PE £325,000 - FREEHOLD

Located at the end of this incredibly popular and pleasant cul de sac, this four bedroom detached house overlooks the Tor Leisure cricket pitch and further on towards towards Wearyall Hill. It offers a rare opportunity for someone to purchase a spacious family home in a quiet location, yet within just a few minutes walk of the High Street and shops.

The accommodation briefly comprises storm porch, entrance hall with generous storage, cloakroom, living room, dining room, kitchen/ breakfast room, utility room, four bedrooms including a large master bedroom with en suite, family bathroom, double length garage (with potential to convert subject to the necessary consents), conservatory and front and rear gardens.

## 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.

## STORM PORCH

A covered entrance porch with tiled flooring, seating space and secure composite door opening onto the entrance hall.

## ENTRANCE HALL

UPVC double glazed window to front. Doors leading off to the living room, kitchen/breakfast room and cloakroom. Stairs rising to the first floor with under stair storage recess. Fitted double storage cupboard with mirror fronted sliding doors, hanging space and shelving. Radiator. Wood effect laminate flooring. Coved ceiling.

## LIVING ROOM

18' 6" x 12' 8" (5.64m x 3.86m)

Double glazed box window to front. Fitted coal effect gas fire with timber mantle and marble effect hearth. Radiator. Coved ceiling. Television and telephone point. Glazed double doors leading to



## DINING ROOM

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed sliding doors leading to rear garden. Coved ceiling. Radiator. Door leading through to

## KITCHEN/BREAKFAST ROOM

13' 0" x 10' 1" (3.96m x 3.07m)

Double glazed window to rear. Fitted with a range of wall base and drawer units with roll edge work surfaces over. Inset ceramic sink and drainer unit with mixer tap over. Space and connection point for electric cooker. Part-tiled walls. Vinyl flooring. Radiator. Under stair storage cupboard with shelving. Archway leading through to



## UTILITY ROOM

7' 1" x 6' 11" (2.16m x 2.11m)

Fitted with matching base and drawer units with roll edge work surface over. Inset stainless steel sink and drainer unit. Space and plumbing for washing machine and dishwasher. Space for fridge freezer and tumble dryer. Vinyl flooring. Part-tiled walls. Door leading to garage.

## CLOAKROOM

6' 6" x 4' 1" (1.98m x 1.24m)

Obscured double glazed window to front. Fitted with a low level WC and wall mounted wash basin. Part-tiled walls. Vinyl flooring. Radiator. Coved ceiling.

## STAIRS RISING TO FIRST FLOOR

## LANDING

Loft access. Airing cupboard housing hot water tank and shelving. Coved ceiling. Doors leading to all bedrooms and bathroom.

## BEDROOM ONE

16' 3" x 13' 1 max" (4.95m x 3.99m)

A generously proportioned master room with a double glazed window to the front aspect offering views over the cricket ground and recreational fields and further beyond onto Wearyall Hill. Fitted triple wardrobe with mirror fronted sliding doors, hanging space and shelving. Television and telephone points. Radiator. Door through to



Call us TODAY for a FREE, NO obligation consultation.

#### EN-SUITE

The en suite shower room comprises a fully tiled fitted shower cubicle with electric Mira Sport shower over, low level WC, and vanity unit with inset twin basins. Vinyl flooring. Radiator. Obscured double glazed window to front.

#### BEDROOM TWO

11' 3" x 10' 0" (3.43m x 3.05m)

Double glazed window to front offering the same pleasant outlook. Double fitted wardrobes with mirror fronted sliding doors, hanging space and shelving. Radiator.



#### BEDROOM THREE

10' 0" x 7' 0" (3.05m x 2.13m)

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

#### BEDROOM FOUR

10' 0" x 7' 3" (3.05m x 2.21m)

Double glazed window to rear. Radiator.

#### BATHROOM

8' 8" x 5' 9" (2.64m x 1.75m)

Obscured double glazed window to rear. Fitted with a four piece bathroom suite comprising a double width shower cubicle with mains powered Mira shower over, pedestal wash basin, low level WC and bidet. Vinyl flooring. Part-tiled walls. Radiator. Electric shaver point.

#### GARAGE

29' 1" x 8' 5" (8.86m x 2.57m)

Electric and over door to front. Double glazed personal door leading to rear garden. Wall mounted gas fired boiler. Light and power. Doorway through to conservatory.

#### CONSERVATORY

9' 8" x 7' 0" (2.95m x 2.13m)

Double glazed windows to all sides. Double glazed sliding door leading to rear garden. In need of some attention, however benefits from enviable views over the local cricket ground and recreational field.

#### OUTSIDE

##### FRONT GARDEN

To the front of the property is a well maintained shingle garden with a selection of mature scrubs and plants. A hard standing driveway provides off road parking and leads onto the garage. A paved pathway leads onto the front entrance.

##### REAR GARDEN

A well maintained rear garden with a central lawn, bordered by a variety of established shrubs and plants, a selection of small trees, and several seating areas.



#### PROPERTY INFORMATION:

##### TENURE:

Freehold

##### SERVICES:

Mains connected electricity, gas, drainage & water.

##### LOCAL AUTHORITY:

Mendip District Council. Tax Band E.

##### VIEWING ARRANGEMENT:

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

#### 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.**

Specialising in Residential Sales, Lettings and Finance.



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2017

Energy Performance Certificate



10, Circus Field Road, GLASTONBURY, BA6 9PE

Dwelling type: Detached house Reference number: 8683-7121-5430-8425-5926  
 Date of assessment: 25 September 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 25 September 2017 Total floor area: 122 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

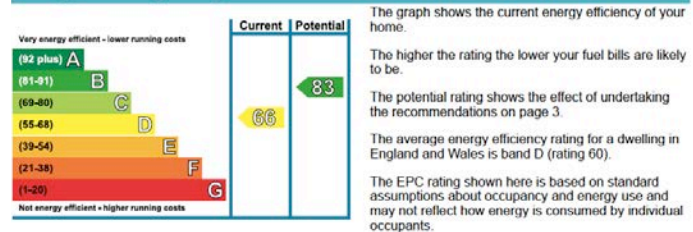
Estimated energy costs of dwelling for 3 years:	£ 2,928
Over 3 years you could save	£ 792

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 228 over 3 years	You could save £ 792 over 3 years
Heating	£ 2,043 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 513 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,928</b>	<b>£ 2,136</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 111	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£40	£ 117	<input type="checkbox"/>
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 111	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to