

1 Orchard Terrace | Glastonbury | BA6 9JZ

FREEHOLD

£285,000

## PROPERTY SUMMARY



This delightful end of terrace cottage is situated within close proximity to Glastonbury town centre yet offers quiet seclusion. The accommodation briefly comprises an open plan lounge/diner with an exposed fireplace and fitted log burner, an archway leads onto the kitchen, a downstairs bathroom. Upstairs, there are three generous bedrooms. Outside, there are well maintained garden areas, secluded seating spots, a log cabin, single garage and off road parking. An early viewing is highly recommended.



### Entrance Porch

Entrance door to side. Dual aspect glazed windows to front and side. Storage cupboard housing the electric meter. Tiled flooring, Door through to hallway.

### Hallway

Stairs to first floor. Radiator. Doors through to lounge/diner.

### Lounge/Diner

18'10 x 16'1 (5.74m x 4.90m)

Fully exposed brick fire place with slate hearth and inset log burner. Fitted storage cupboard. Radiator. UPVC double glazed French doors leading on to front garden. Wood effect flooring. Door to bathroom. UPVC double glazed door leading to rear garden. Opening through to kitchen.

### Kitchen

4'11 x 11'6 (1.50m x 3.51m)

Fitted with a range of wall, base and drawer units with wood effect surfaces over. Inset stainless steel sink and drainer with mixer tap over. Tiling to splash prone areas. Integrated four ring gas hob and electric oven. Space and plumbing for dishwasher. Space for under counter fridge freezer, Space for upright fridge/freezer. Extractor fan. UPVC double glazed window to side.

### Bathroom

Fitted with a modern white suite comprising low level WC, double walk in shower. Tiling to splash prone area, Tiled flooring, Heated towel rail. Extractor fan, Shaving point. Obscured double glazed window to rear.

### Stairs To First Floor

### Landing

Doors to all bedrooms, Double glazed window to rear. Loft hatch, Airing cupboard housing gas fired boiler and shelving.

End Of Terrace Cottage

Entrance Porch

Lounge/Diner

Kitchen

Bathroom

Three Bedrooms

Front Garden

Rear Garden

Log Cabin

Garage



**INTERESTED IN THIS  
PROPERTY**

**Need to sell first?**

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

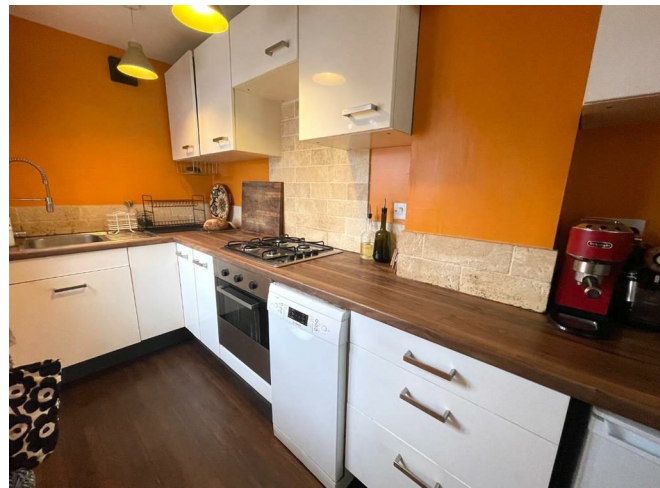
**MORTGAGE ADVICE**

Would you like to have advice from a fully qualified Mortgage Consultant with access to the mortgage market?

**Tor Finance will assess your needs and recommend the most suitable mortgage product available to you.**

**Please call us on  
01458 888 020 ext 3  
to arrange  
A FREE INITIAL  
CONSULTATION**

Your property may be repossessed if you do not keep up repayments on your mortgage



**Bedroom One**

11'9 x 11'2 (3.58m x 3.40m)

Two fitted storage cupboards. Radiator. UPVC double glazed window to front.

**Bedroom Two**

12'6 x 7 (3.81m x 2.13m)

UPVC double glazed window to rear. Radiator.

**Bedroom Three**

9'3 x 7'6 (2.82m x 2.29m)

Radiator. UPVC double glazed window to rear.

**Outside**

**Rear Garden**

Covered seating area, largely laid to stone chippings with a timber storage unit. Gate through to the front garden.

**Log Cabin**

12'7 x 9'7 (3.84m x 2.92m)

Fully insulated with solid wood floor. Light and power, Telephone point.

**Garage**

UPVC double glazed French doors to front. UPVC double glazed window to side. Parking in front of the garage for one vehicle.

**Front Garden**

Largely laid to lawn with a variety of mature shrubs, trees and bushes. Raised flower beds. Wooden pergola. Patio seating area. Decking area leading up to the log cabin. Gate providing access to parking and garage.

**Disclaimer**

Important Notice: Tor Estates, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tor Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LETTINGS

Call us today for more information

- Vacant Management
- Tenant Find
- Full Management
- Refurbishment Management
- Block Management
- Commercial Lets

01458 888020

20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
BA16 0EG

[www.torestates.co.uk](http://www.torestates.co.uk)

[info@torestates.co.uk](mailto:info@torestates.co.uk)  
[lettings@torestates.co.uk](mailto:lettings@torestates.co.uk)  
[mortgages@torestates.co.uk](mailto:mortgages@torestates.co.uk)



1ST FLOOR



GROUND 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 ©2018

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



