

5 The Cross | Baltonsborough | BA6 8QW

FREEHOLD

£299,950



## PROPERTY SUMMARY

3  1  2  

Tor Estates are delighted to offer to the market this delightful, three double bedroom house situated in the heart of the popular village of Baltonsborough. The property comprises of downstairs WC, living room, dining room, kitchen, three bedrooms and bathroom. Outside there is a rear garden, garage and an allocated off road parking space. An early viewing is essential on this property.



### Entrance Porch

Radiator. UPVC double glazed window to front. Door leading to down stairs WC. Door leading to dining room.

### WC

Low level WC. Pedestal wash hand basin. Radiator. UPVC double glazed obscure window to side.

### Dining Room

13'8 x 9'5 (4.17m x 2.87m )

Radiator. Door leading to kitchen. Door to living room. Stairs to first floor. UPVC double glazed window to front.

### Kitchen

13'8 x 12 (4.17m x 3.66m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with mixer tap over. Integrated electric oven, gas hob and cooker hood over. Space and plumbing for washing machine. Space and plumbing for a dishwasher. Built in storage cupboard. Space for a fridge/freezer. Spotlights. UPVC double glazed window to front. Door leading into living room and dining room.

### Living Room

21'0 x 13'7 (6.40m x 4.14m)

Radiator. Feature fire place. UPVC double glazed sliding door to rear garden. Door leading to rear porch.

### Rear Porch

8'9 x 4'10 (2.67m x 1.47m)

A new boiler is housed here. Space for tumble dryer. UPVC double glazed composite door leading to rear garden.

### Landing

Doors leading to bedrooms one, two and three. Door leading to shower room.

Three Bed Terraced House

WC

Dining Room

Kitchen

Living Room

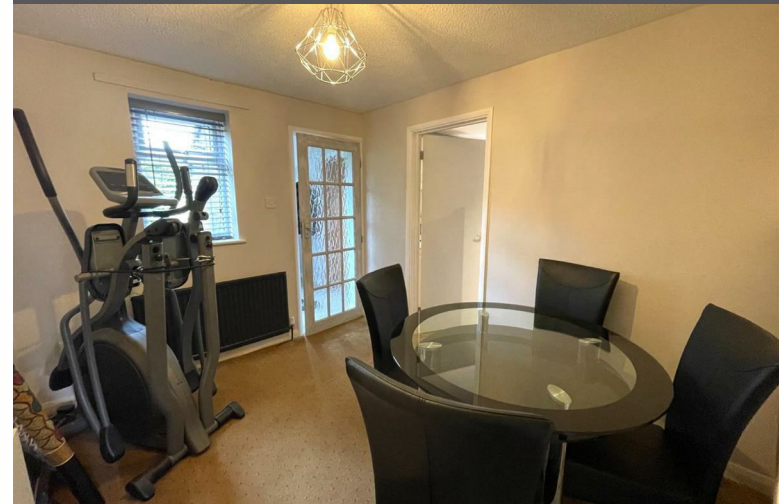
Three Double Bedrooms

Bathroom

Garage

Allocated Parking Space

Village Location



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PROPERTY**

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**Bedroom One**

15'5 x 10'6 (4.70m x 3.20m)

Built in wardrobe. Radiator. Two UPVC double glazed windows to front.

**Bedroom Two**

10'4 x 10'10 (3.15m x 3.30m)

Radiator. Built in wardrobe. UPVC double glazed window to rear.

**Bedroom Three**

11'3 x 8'10 (3.43m x 2.69m)

Radiator. Built in wardrobe. UPVC double glazed window to rear.

**Bathroom**

Walk in double shower. Three piece suite comprising of a low level WC. Wash hand basin and panelled bath. Spotlights. Heated towel rail. UPVC double glazed obscure window to front.

**Outside**

Garden to the rear is mainly laid to lawn. Patio and entertaining area. Path leading to rear access.

**Garage**

17'4 8'8 (5.28m 2.64m)

Up and over door. Power and light. Pedestrian door to the garden. Allocated off road parking space.

**Disclaimer**

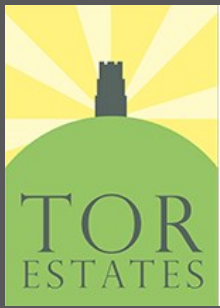
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GROUND FLOOR

1ST FLOOR



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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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	





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