



36 Blagrove Close | Street | BA16 0AU

FREEHOLD

£230,000



## PROPERTY SUMMARY

2  1  1  C 

This delightful semi-detached house presents an excellent opportunity for first-time buyers or investors. The property boasts a living room, kitchen/diner, two bedrooms and family bathroom. Outside is a large enclosed garden and off road parking for several vehicles. This property is being offered with no onward chain. An early viewing is highly recommended.

### Porch

UPVC double glazed door leading into entrance porch. Door leading into living room.

### Living Room

15'4 x 12'9 (4.67m x 3.89m)

Radiator. UPVC double glazed window to front. Stairs to first floor. Door leading to kitchen/diner.

### Kitchen/Diner

12'9 x 9'4 (3.89m x 2.84m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer taps over. Space and plumbing for washing machine. Space for a tumble dryer. Space and plumbing for a dish washer. Space for an upright fridge/freezer. Integrated electric oven, four ring gas hob and cooker hood over. Radiator. UPVC double glazed window to rear. UPVC double glazed French doors leading into rear garden.

### Landing

Doors leading to bedrooms one, two and family bathroom.

### Bedroom One

12'9 x 5'4 (3.89m x 1.63m)

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

### Bedroom Two

12'10 x 7'4 (3.91m x 2.24m)

Radiator. UPVC double glazed window to front.



Beautifully Presented Semi-Detached House

Modern Fitted Kitchen

Living Room

Two Double Bedrooms

Recently Fitted Bathroom

Rear Garden

Parking For Three/Four Vehicles

Double Glazing & Central Heating

Convenient Cul-De-Sac Location

No Onward Chain



## 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 whole of the market for mortgages?

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

Tor Finance can assess your needs via a free initial consultation 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



## Bathroom

Modern three piece white suite wash hand basin with storage under, panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. UPVC double glazed obscure window to side. Spot lights.

## Front Of Property

Gravel area. Off road parking for several cars.

## Rear Garden.

Laid to lawn, enclosed with wooden fencing. Patio area, perfect for entertaining. Pergola. Garden shed. Gate leading to driveway.

## 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.

GROUND FLOOR

1ST FLOOR



36 BLAGROVE CLOSE, STREET, BA16 0AU

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 availability or efficiency can be given.  
Made with Metropix 12025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 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**

**info@torestates.co.uk**  
**lettings@torestates.co.uk**  
**mortgages@torestates.co.uk**







