

20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
BA16 0EG



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



## 35 BENEDICT STREET, GLASTONBURY, BA6 9NB £275,000 - FREEHOLD

Offered to the market with no onward chain is this two bedroom mid-terrace house with additional attic room. Located within a conservation area and only a short walk to the High Street, the property boasts period features throughout with exposed beams, open and inglenook fireplaces and stained glass windows. Comprises a hallway, dining room, living room, kitchen, utility room, family bathroom, master bedroom, second bedroom with cloakroom, and attic room. Externally the property benefits from a south facing rear garden with ample storage and a covered seating area.

An internal viewing is highly recommended.

## 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.

## ENTRANCE HALL

Glazed entrance door to front. Doors to dining room and living room. Stairs to first floor. Tiled flooring. Up-lighters. Feature wooden panels with inset obscured stained glass windows.

## DINING ROOM

11' 7" x 12' 3" (3.53m x 3.73m)

Glazed sash window to front. Open fireplace with stone surround. Feature exposed wooden beams and struts. Radiator. TV point. Up-lighters. Cupboard housing electrical consumer unit.



## LIVING ROOM

16' 4" x 12' 0" (4.98m x 3.66m)

Glazed window to rear. Inglenook fireplace with inset log burner and stone surround. Radiator. Up-lighters. Alcove with fitted shelving and fitted desk. Double width archway through to kitchen with double doors.



## KITCHEN

16' 0" x 6' 9" (4.88m x 2.06m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Inset stainless steel sink and double drainer unit with mixer tap over. Space for electric cooker. Space and plumbing for washing machine. Glazed window to side. Cupboard housing Vaillant gas fired boiler. Vinyl flooring. Radiator. Inset spotlights. Loft hatch. Doors to utility room and bathroom.



## UTILITY ROOM

8' 5" x 6' 8" (2.57m x 2.03m)

Two fitted work surfaces with ample under counter space for fridge, freezer and tumble dryer. Space for fridge and freezer. Vinyl flooring. UPVC double glazed door and windows to rear onto the rear garden. Light and power.

## BATHROOM

10' 0" x 6' 10" (3.05m x 2.08m)

Fitted with a P-shaped bath with mains connected shower over, low level WC and wall mounted wash basin. Tiling to splash prone areas. Tiled flooring. Wall mounted heated towel rail. Inset spotlights. Extractor fan. Glazed obscured stained glass window to side.



## STAIRS TO FIRST FLOOR

## LANDING

Doors to bedrooms one & two. Door to stairs leading to attic room. Fitted open shelving unit.

Call us TODAY for a FREE, NO obligation consultation.

**BEDROOM ONE**

16' 1" x 11' 8" (4.9m x 3.56m)

Two glazed sash windows to front. Radiator. Wood effect laminate flooring. Internal stained glass window.



**ATTIC ROOM**

15' 3" x 15' 6 max" (4.65m x 4.72m)

Some restricted head height. Two Velux windows to front. Radiator.



**BEDROOM TWO**

14' 3" x 9' 4" (4.34m x 2.84m)

Two UPVC double glazed window to rear. Radiator. Wood effect laminate flooring. Fitted wash basin with electric Triton hot water tap over. Door to WC which is fitted with a low level WC with UPVC double glazed obscured window to rear.



**OUTSIDE**

**FRONT OF PROPERTY**

The property is accessed via an enclosed front garden with a pathway leading to the main entrance. Enclosed with metal railings and gate. The front garden has been laid to slate shingle for ease of maintenance.

**REAR GARDEN**

Boasting a south facing aspect, the garden enjoys sunshine throughout the day. Raised borders with a variety of mature shrubs and plants. To the rear of the garden there is a storage shed with a covered seating area. Two storage sheds. Enclosed with a combination of timber fencing, stone and brick walling. External water supply.



**STAIRS TO SECOND FLOOR**

**PROPERTY INFORMATION:**

**TENURE:**

Freehold

**SERVICES:**

Mains connected electric, gas, drainage & water (metered)

**LOCAL AUTHORITY:**

Mendip District Council. Tax Band B.

**VIEWING ARRANGEMENT:**

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

**RENTAL VALUE:**

Estimated at £825 pcm

**MORTGAGE ADVICE**

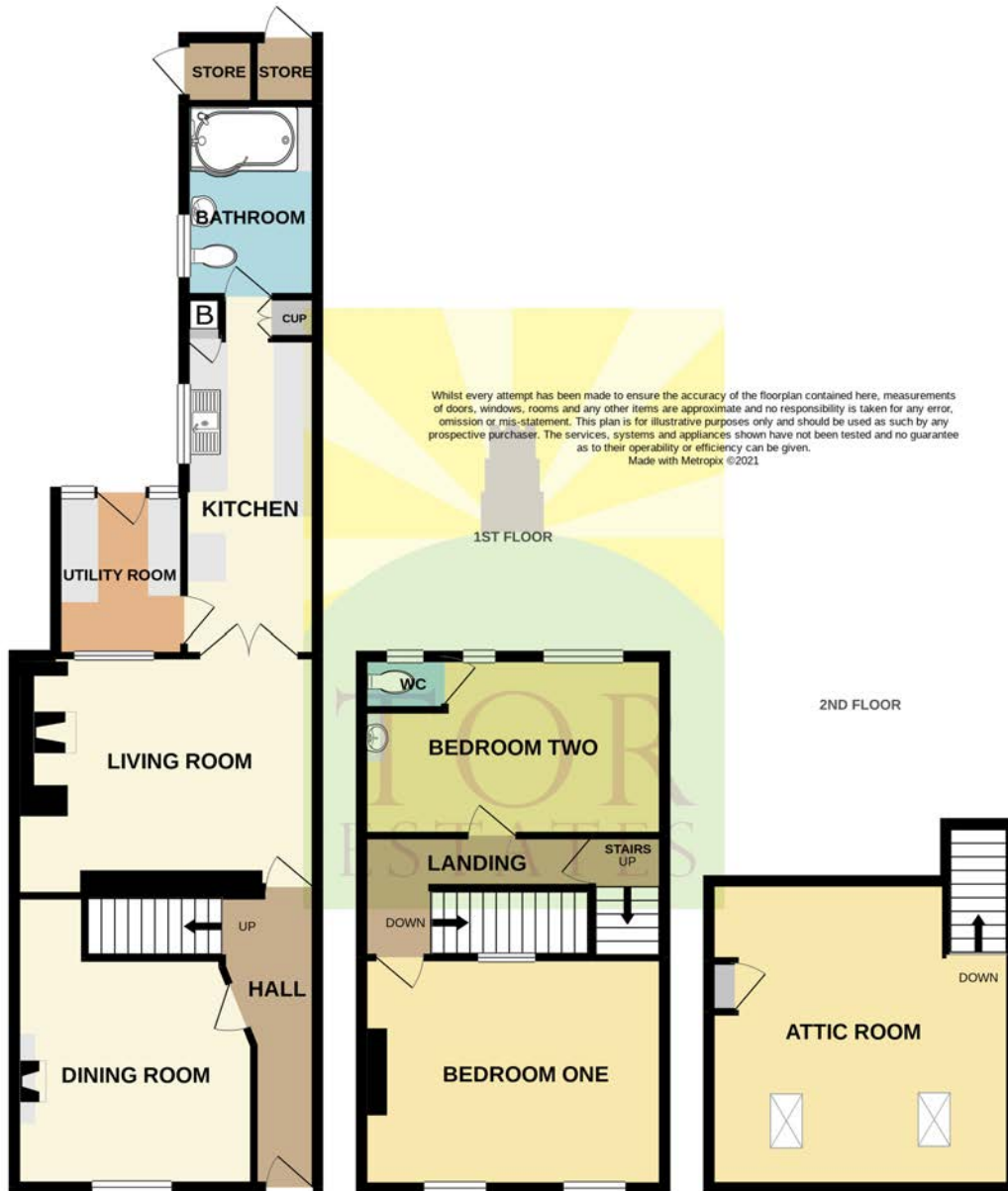
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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		