

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



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## THE HOLLIES, 4A GLASTON ROAD, STREET, BA16 0AN £219,950 - FREEHOLD

Tucked away on a private road and only a short level walk to the High Street, is this two double bedroom mid-terraced cottage. The property boasts a garage, workshop, off road parking and enclosed garden. Comprises living room, kitchen/diner, utility/cloakroom and two double bedrooms both with en-suite shower rooms. An internal viewing is strongly recommended in order to fully appreciate this property.

# The Hollies, 4a Glaston Road, Street, BA16 0AN

## LIVING ROOM

16' 1" x 12' 5" (4.9m x 3.78m)

UPVC double glazed French doors to front. Traditional inset cupboard with shelving unit. Under stair storage cupboard. Wood effect flooring. Radiator. TV point. Stairs to first floor. Opening through to kitchen/diner.



## KITCHEN/DINER

10' 1 max" x 11' 3" (3.07m x 3.43m)

Fitted with a range of modern high gloss wall base and drawer units with wood effect laminate work surfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with cooker hood over and electric oven. Integrated dishwasher. Space for upright fridge freezer. Tiling to splash prone areas. Wood effect flooring. Radiator. Inset spotlights. Cupboard housing gas fired boiler. Larder cupboard. Two UPVC double glazed windows to rear.



## UTILITY/CLOAKROOM

Fitted with a low level WC and wall mounted wash basin with splash back tiles. Fitted laminate work surface with space and plumbing for washing machine beneath. Wood effect flooring. Radiator.

## STAIRS TO FIRST FLOOR

## LANDING

Doors to both double bedrooms. Storage cupboard with shelving. Loft hatch.

## BEDROOM ONE

13' 5 max" x 11' 2 max" (4.09m x 3.4m)

UPVC double glazed window to rear. Telephone point. Radiator. Door to en-suite.



## BEDROOM ONE EN-SUITE

Fitted with a low level WC, pedestal wash basin and corner shower cubicle with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Radiator.



## BEDROOM TWO

12' 2 max" x 9' 9 max" (3.71m x 2.97m)

UPVC double glazed window to front. Recessed shelving. TV point. Radiator. Door to en-suite.



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#### **BEDROOM TWO EN-SUITE**

Fitted with a low level WC, pedestal wash basin and shower cubicle with mains connected shower over. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

#### **OUTSIDE**

##### **FRONT OF PROPERTY**

The property is accessed via a pathway leading to a timber gate. The garden is enclosed with timber fencing and is laid to lawn with a paved pathway through to the main entrance. A further parking space is available to the rear of the property located next to the kitchen window.



#### **GARAGE**

Up and over door to front. Roof storage. Located on right at the end of the block.



#### **WORKSHOP**

Attached to the garage is a workshop/lean-to with light and power.

#### **AMENITIES & RECREATION**

Street 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. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

#### **PROPERTY INFORMATION:**

**TENURE:**

Freehold

**SERVICES:**

Mains connected electricity, 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 £750 pcm

#### **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**

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GROUND FLOOR

1ST FLOOR



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 operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		