



76 Orchard Road | Street | BA16 0BT

FREEHOLD

£377,500



## PROPERTY SUMMARY

4  2  2  C 

This beautifully presented mid-terrace house on Orchard Road in Street has come to the market. The property boasts two reception rooms providing ample room for relaxation and entertaining, a kitchen/diner, a utility room and four bedrooms. The house has two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this property is a garage and off road parking space a rare find in such a desirable location. Do not miss the chance to make this lovely property your new home.

### Entrance Porch

Original tiled flooring. Stained glass door leading into entrance hall.

### Entrance Hall

Radiator. Doors leading to living room and kitchen. Stairs to first floor.

### Living Room

14'2 x 12'5 (4.32m x 3.78m)

Radiator. Feature fireplace. UPVC double glazed window to front.

### Dining Room/Snug

13'7 x 11'10 (4.14m x 3.61m)

Tiled flooring. Electric fire. Opening into kitchen.

### Kitchen/Diner

18'2 x 12'9 (5.54m x 3.89m)

A range of wall, base and draw units with wooden work surfaces over. Sink with drainer and mixer tap over. A rangemaster cooker, six ring hob with extractor hood over. Space for an American sized fridge/freezer. Space and plumbing for a dishwasher. UPVC double glazed French doors leading to rear garden. Door leading to utility room. Tiled flooring.

### Utility Room

5'8 x 6'0 (1.73m x 1.83m)

Base units with work surface over. Sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for a tumble dryer. Door leading to rear garden. Door leading to shower room.

### Shower Room

7'3 x 5'11 (2.21m x 1.80m)

Low level WC, wash hand basin and a walk in shower. Heated towel rail. Extractor fan.

### Landing

Airing cupboard housing a Bosch boiler. Door leading to bedrooms, one, two, three, four and bathroom. Loft access with loft ladder.



Mid Terrace House

Living Room

Dining Room/Snug

Kitchen

Utility Room

Shower Room

Four Double Bedrooms

Bathroom

Garage

Off Road Parking



## INTERESTED IN THIS PROPERTY

Need to sell first?

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

## MORTGAGE ADVICE

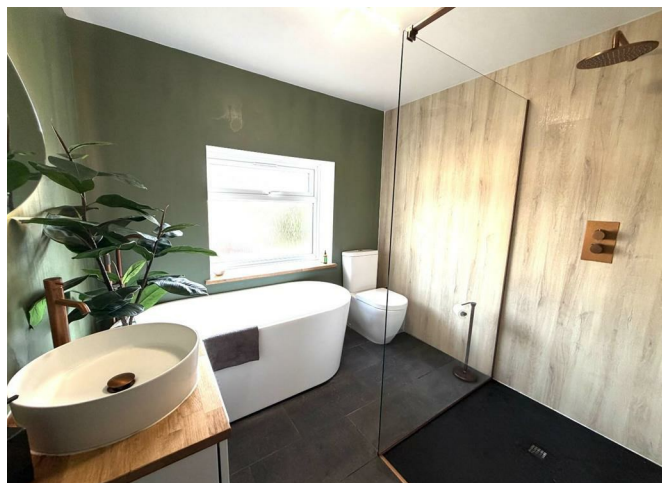
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

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



### Bedroom One

11'7 x 15'8 (3.53m x 4.78m)

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

### Bedroom Three

13'2 x 9'0 (4.01m x 2.74m)

Radiator. UPVC double glazed window to rear.

### Bedroom Four

12'4 x 8'2 (3.76m x 2.49m)

Radiator. UPVC double glazed window to front.

### Bedroom Two

11'5 x 9'9 (3.48m x 2.97m)

Radiator. UPVC double glazed window to rear.

### Bathroom

Low level WC, counter top basin with storage under. Double walk in shower. Free standing bath. UPVC double glazed obscure window to rear.

### Rear Garden

Garden is low maintenance, laid to slate and patio slabs. Raised beds. Borders with a range of plants and trees. Patio and entertaining area. Gate at the end of the garden, leading to a parking space for one car.

### Garage

17'9 x 10'6 (5.41m x 3.20m)

Up and over door. Power and light. Window. Pedestrian door to the side. Electric car charging port.

### Front Of Property

A gate with a pathway leading to the front door. Slate border with a range of trees and plants.

### Purchasers Note

The property has solar panels that generate an estimated 5600 KWH per year with 2 KW battery storage.

There is a annual charge of £50 to Laura Terrace LTD for the use the the back lane behind the house for rear access.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 i2028

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(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](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)







