

23 Robins Way | Compton Dundon | TA11 6AR

FREEHOLD

£290,000

## PROPERTY SUMMARY



An opportunity to purchase an attractive semi detached home set in the village of Compton Dundon. The property boasts a cloakroom, kitchen, lounge/diner, master bedroom with en suite, two further bedrooms and a shower room. Outside has a south facing rear garden, a garage and off road parking. An early viewing is highly recommended.



### Entrance Hall

UPVC double glazed window to front. Radiator. Stairs leading to first floor. Doors leading to cloakroom, kitchen and lounge/diner.

### Cloakroom

Low level WC and wash hand basin. Tiling to splash.

### Kitchen

9'11 x 9'5 (3.02m x 2.87m)

A range of modern high gloss wall, drawer and base units with granite effect work tops. Tiling to splash prone areas. Stainless steel sink with drainer and mixer tap over. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Electric oven, induction hob and cooker hood over. UPVC double glazed window to rear. UPVC double glazed door leading to the rear patio.

### Lounge/Diner

17'0 x 13'0 (5.18m x 3.96m)

Radiator. Dual aspect UPVC double glazed windows to front and back. Under stairs cupboard.

### Landing

Radiator. Loft Access. Airing cupboard.

### Master Bedroom

11'10 x 10'1 (3.61m x 3.07m)

Built in wardrobe. Radiator. UPVC double glazed window to rear. Door leading to en suite.

### En-Suite

Low level WC, pedestal wash hand basin and walk in shower cubicle. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to front.

Semi Detached Home  
Downstairs Cloakroom  
Lounge/Diner  
Kitchen  
Master Bedroom & En Suite  
Two Further Bedrooms  
Shower Room  
Rear Garden  
Garage  
Village Location



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  
mortgage market?

**Tor Finance will assess your  
needs 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 Two

9'6 x 9'4 (2.90m x 2.84m)

Radiator. UPVC double glazed window to rear.

### Bedroom Three

8'8 x 7'5 (2.64m x 2.26m)

Radiator. UPVC double glazed window to front.

### Shower Room

Low level WC, wash hand basin and double walk in shower. Tiling to splash prone areas. Extractor fan. Heated towel rail. UPVC double glazed obscure window to front.

### Rear Garden

South facing garden laid to lawn enclosed with wooden fencing. Attractive planted borders. Patio area perfect for entertaining. Gate leading to side block paved driveway.

### Garage

Up and over door. Power and light. Pedestrian gate leading to garden.

### Purchasers Note

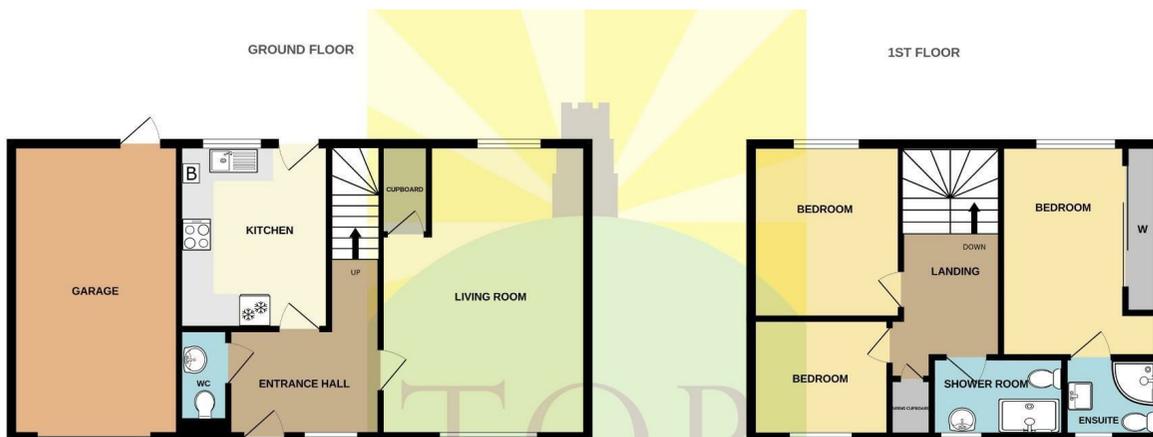
Once all houses are built on the estate there will be a management charge of approx £150.00 per annum for the upkeep of communal areas.

### Compton Dundon Ammenities

Compton Dundon is a favoured village situated to the south of Street in picturesque Somerset countryside. The village has a pub and situated within the neighbouring village of Dundon there is a primary school and church. Street (2.5 miles) is the nearest shopping centre and also provides Crispin Comprehensive School, Strode College, Strode Theatre, the complex of shopping outlets in Clarks Village and a choice of pubs and restaurants. The towns of Somerton, Glastonbury and Yeovil are 4, 5 and 13 miles distance respectively.

### 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 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.  
Made with Metropix 62024

## 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	
(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	

