

9 Pine Close | Street | BA16 0RS

FREEHOLD

£227,500

PROPERTY SUMMARY



Nestled within a cul de sac, is this well-presented two bedroom semi detached house offers a fantastic opportunity for first-time buyers or those seeking a comfortable and energy-efficient home. The spacious lounge is ideal for relaxing or entertaining, with a neutral décor that allows you to easily add your personal touch. The kitchen is fitted with a range of contemporary units, providing ample storage and workspace for keen cooks and busy households alike. Upstairs, there are two generously proportioned bedrooms and a family shower room. The property also boasts owned solar panels, which can help to significantly reduce energy costs and contribute to a more sustainable lifestyle. Outside there is a rear garden, a driveway providing off road parking and a garage. An early viewing is highly recommended to fully appreciate everything this property has to offer.

Porch

Door leading into living room. Space for coats and footwear.

Living Room

18'3 x 13'9 (5.56m x 4.19m)

Two radiators. UPVC double glazed window to front. Stairs to first floor. Door leading to kitchen.

Kitchen/Diner

13'8" x 9'10" (4.19 x 3)

Range of wall, base and drawer units with work surfaces over. Stainless steel sink with drainer with mixer tap over. Tiling to splash prone areas. Built in range cooker with five ring hob with extractor fan over. Space for upright fridge freezer. Dining area. UPVC double glazed window to rear. Door leading to conservatory.

Conservatory

13'6" x 12'2" (4.12 x 3.71)

UPVC double glazed double doors leading to garden. Radiator. UPVC double glazed windows.

Landing

Doors to bedrooms one, two and shower room.

Bedroom One

13'10 x 10'5 (4.22m x 3.18m)

UPVC double glazed window to front. Radiator.

Bedroom Two

13'9 x 9'10 (4.19m x 3.00m)

UPVC double glazed window to rear. Radiator. Over stairs storage cupboard.



Semi Detached House

Kitchen

Living Room

Two Bedrooms

Shower Room

Owned Solar Panels

Garage And Parking

Gas Central Heating

No Onward Chain

Cul De Sac 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 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

Double walk in shower, low level WC wash hand basin with storage under. UPVC double glazed obscure window to side. Extractor fan.

Rear Garden

Laid mostly to shingle and stone, low maintenance with some bordered shrubs, plants and trees. Glass house. Access to rear of garage.

Front Of Property

Brick paved driveway with parking for two cars.

Garage

Electric roller door, power and light. Work shop area. WC along with wash hand basin. Utility space with plumbing for washing machine and tumble dryer.

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.

Puchasers Note

The property has 2KW solar panel system that was installed in 2015. The panels are owned.

GROUND FLOOR
63.4 sq.m. (682 sq.ft.) approx.

1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



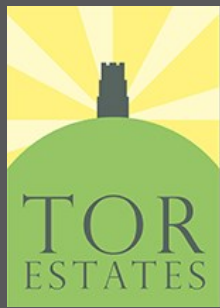
9 PINE CLOSE

TOTAL FLOOR AREA : 95.2 sq.m. (1024 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 Metagis CS200

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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



