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**Glastonbury**  
BA6 9DU

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BA16 0EG



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**7 CIRCUS FIELD ROAD, GLASTONBURY, BA6 9PE**  
**£259,950 - FREEHOLD**

Superbly located within a quiet cul-de-sac on the popular Palmers Green development, this attractive three bedroom detached house offers plenty of appeal, benefiting from being situated a short level walk from the High Street and Morrisons, with the Tor Playing Fields also being just yards away. The accommodation is presented in immaculate order throughout and offers three good sized bedrooms, gas central heating, double glazing, as well as a single garage and driveway parking. To the rear, the well maintained garden enjoys a southerly aspect and is set against the backdrop of Wearyall Hill. Offered with no onward chain an early viewing comes highly recommended to appreciate fully.

**ENTRANCE PORCH**

UPVC double glazed entrance door to front. UPVC double glazed window to side. Door through to living room.

**LIVING ROOM**

10' 5" x 22' 11" (3.18m x 6.99m)

UPVC double glazed window to front. UPVC double glazed French doors onto rear garden. Coal effect gas fire with marble surround. Two radiators. Coved ceiling. Stairs to first floor. TV and telephone point. Door through to kitchen.



**KITCHEN**

9' 2" x 7' 10" (2.79m x 2.39m)

Fitted with a range of wall base and drawer units with glass display cabinets and laminate work surfaces over. Inset one and a half bowl ceramic sink and drainer unit with Victorian style mixer tap over. Integrated four ring gas hob with electric double oven and cooker hood over. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Tiled flooring. Coved ceiling. Cupboard housing gas fired boiler. UPVC double glazed window to rear. UPVC double glazed door to side.



**STAIRS TO FIRST FLOOR**

**LANDING**

UPVC double glazed window to side. Doors to all bedrooms and family bathroom. Airing cupboard housing hot water tank and shelving. Loft hatch. Coved ceiling.

**BEDROOM ONE**

12' 0" x 9' 7" (3.66m x 2.92m)

UPVC double glazed window to rear. Radiator. Coved ceiling. Mirror fronted fitted wardrobes with hanging space and shelving. TV point.



**BEDROOM TWO**

11' 2" x 9' 6" (3.4m x 2.9m)

UPVC double glazed window to front. Radiator. Coved ceiling.



**BEDROOM THREE**

8' 7" x 8' 2" (2.62m x 2.49m)

UPVC double glazed window to front. Radiator. Coved ceiling. Laminate flooring.



Call us TODAY for a FREE, NO obligation consultation.

### BATHROOM

Fitted with a three piece white suite comprising low level WC, pedestal wash basin and panelled bath with electric shower over. Part tiled walls. Vinyl flooring. Heated towel rail. Covered ceiling. Electric shaver point. UPVC double glazed obscured window to rear.



### OUTSIDE

#### FRONT OF PROPERTY

Hard starding off road parking for two vehicles. Paved pathway leading to the main entrance with an external light. Area laid to lawn. Border laid to shingle with planted shrubs. Timber gate providing side/rear access.

#### REAR GARDEN

Predominantly laid to patio with a central area laid to lawn with water feature. Planted borders with a variety of shrubs and plants. Enclosed with brick walling and timber fencing with a timber gate to the front of the property. Timber shed. External water tap.



### GARAGE

12' 2" x 8' 0" (3.71m x 2.44m)

Up and over door to front. Light and power.

### PROPERTY INFORMATION:

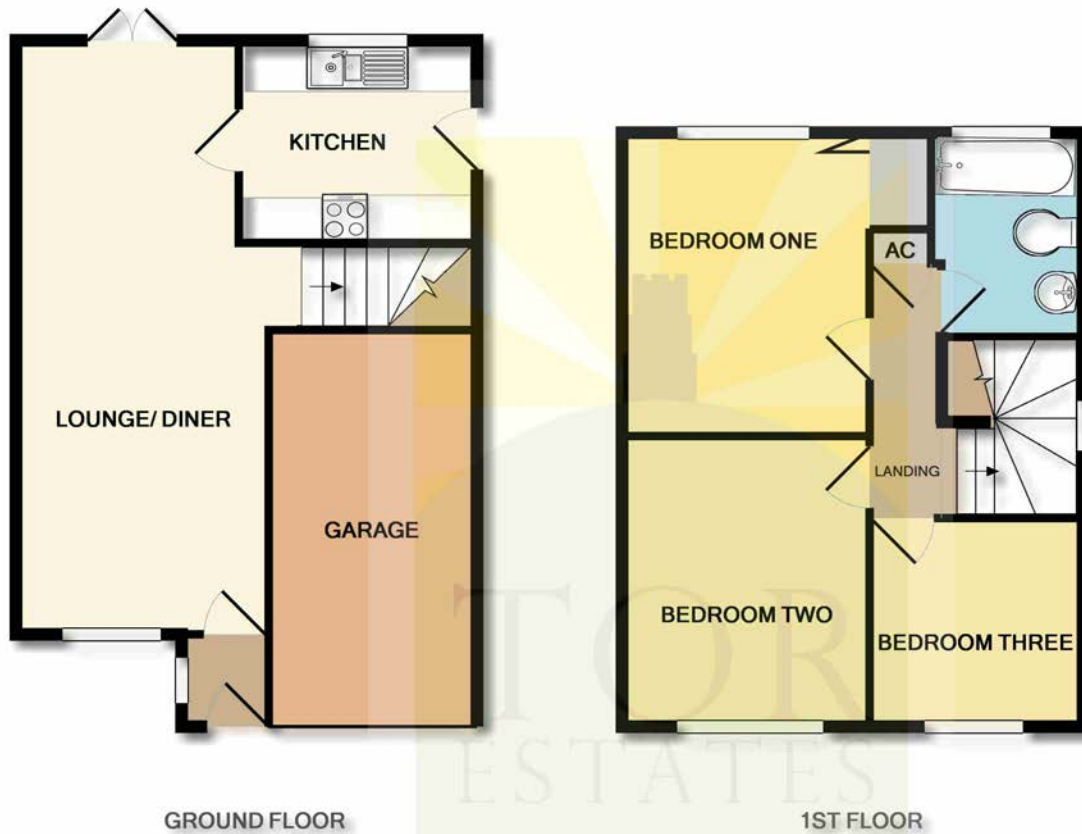
<b>TENURE:</b>	Freehold
<b>SERVICES:</b>	Mains connected electric, gas, drainage and water (metered)
<b>LOCAL AUTHORITY:</b>	Mendip District Council. Tax Band C.
<b>VIEWING ARRANGEMENT:</b>	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
<b>RENTAL VALUE:</b>	Estimated at £895 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.**

Specialising in Residential Sales, Lettings and Finance.



FORESTATES

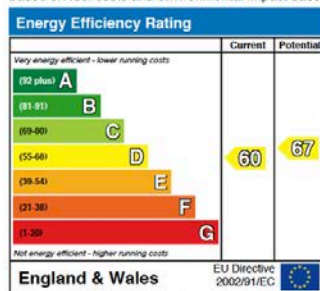
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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**Energy Performance Certificate**

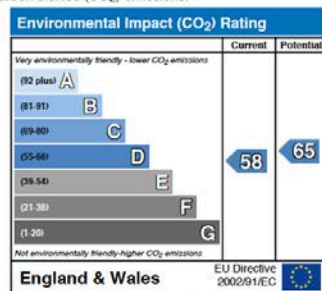
7, Circus Field Road  
 GLASTONBURY  
 BA6 9PE

Dwelling type: Detached house  
 Date of assessment: 23 August 2010  
 Date of certificate: 23 August 2010  
 Reference number: 2178-4000-6278-7090-2950  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 70m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	310 kWh/m <sup>2</sup> per year	259 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.0 tonnes per year
Lighting	£60 per year	£37 per year
Heating	£581 per year	£539 per year
Hot water	£130 per year	£91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.