

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



sales@torestates.co.uk  
lettings@torestates.co.uk  
mortgages@torestates.co.uk



**25 HEXTON ROAD, GLASTONBURY, BA6 8HL**  
**£405,000 - FREEHOLD**

Located in an elevated position overlooking Glastonbury, and with further extraordinary south-westerly views across to Street, is this three bedroom detached bungalow. With parking for four vehicles and a double garage, this property has a lot to offer. Comprises a kitchen/diner, living room, conservatory, utility, three bedrooms, bathroom, shower room and attic space with further store room.

An internal viewing is highly recommended.

## AMENITIES & RECREATION

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away 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. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington.

## UTILITY ROOM

6' 10" x 5' 1" (2.08m x 1.55m)

UPVC double glazed obscured entrance door to side. UPVC double glazed window to side. Laminate work surface with space and plumbing for washing machine and tumble dryer beneath. Wall mounted gas fired Baxi boiler. Fully tiled walls. Tiled flooring. Radiator. Alarm panel. Door to kitchen/diner. Bi-fold door to shower room.

## SHOWER ROOM

6' 10" x 4' 7" (2.08m x 1.4m)

Fitted with a low level WC, corner wash basin, and double width shower cubicle with mains connected shower over. Part tiled walls. Part Aquaboard walls. Vinyl flooring. Radiator. Electric shaving point with light. UPVC double glazed obscured window to rear.

## KITCHEN/DINER

14' 3" x 16' 10" (4.34m x 5.13m)

Fitted with a range of wall base and drawer units with laminate work surfaces over. Inset stainless steel double sink and drainer unit with waste disposal unit and mixer tap over. Cupboard below sink houses water softener. Rangemaster with six ring gas hob, double oven and cooker hood over. Space for upright fridge freezer. Tiling to splash prone areas. Vinyl flooring. Radiator. Spotlights. UPVC double glazed windows to side and rear. Door to hallway..



## HALLWAY

Doors to conservatory, living room, all bedrooms and bathroom. Loft hatch. Radiator. Telephone point.

## CONSERVATORY

11' 7" x 21' 3" (3.53m x 6.48m)

Triple aspect with UPVC double glazed windows to sides and front. UPVC double glazed French doors to side onto the veranda. Laminate flooring. Radiator. TV point. UPVC double glazed obscured window and door through to hallway.



## LIVING ROOM

14' 2" x 17' 11" (4.32m x 5.46m)

UPVC double glazed sliding patio doors onto veranda with integrated blinds. Italian marble mantle and hearth with inset gas fire. TV point. Radiator. Down-lighters.



## BEDROOM ONE

9' 3" x 15' 8" (2.82m x 4.78m)

UPVC double glazed window to side. Wall length fitted wardrobes with hanging space and shelving. TV point. Radiator.



Call us TODAY for a FREE, NO obligation consultation.

#### BEDROOM TWO

11' 6" x 11' 10" (3.51m x 3.61m)

UPVC double glazed window to side. Fitted wardrobe with hanging space and shelving. Radiator. TV point.



#### VERANDA

Accessed from the living room or conservatory or via the steps from the front of the property. Laid with Italian tiles and enclosed with iron railings. Light and power.



#### BEDROOM THREE

7' 4" x 14' 5" (2.24m x 4.39m)

UPVC double glazed sliding patio doors onto rear garden. Radiator. Loft hatch.

#### ATTIC ROOM

12' 8 max" x 8' 7 max" (3.86m x 2.62m)

UPVC double glazed window to rear. Radiator. Light and power. Door through to store room.

#### STORE ROOM

Light and power.

#### BATHROOM

Fitted with a four piece white suite comprising corner bath with hand shower attachment, wash hand basin with vanity unit beneath, low level WC with concealed cistern, and bidet. Fully tiled walls. Vinyl flooring. Radiator. Electric shaver point and light. Airing cupboard housing hot water tank and shelving. UPVC double glazed obscured window to rear.



#### REAR GARDEN

There is initially a paved patio seating area with steps leading to a further paved patio entertaining area. The garden is predominately laid to lawn, with a variety of planted borders. The property is enclosed with hedgerow, evergreen, and timber fencing. Metal storage shed. External light, power and water.



#### OUTSIDE

##### FRONT OF PROPERTY

The property can be accessed via steps to the left leading onto the veranda and a pathway to the side/rear, or via a pathway to the right leading to the side/rear of the property where there is access via the utility room. Off road driveway parking for four vehicles. Well stocked planted borders with plants and shrubs.



#### GARAGE

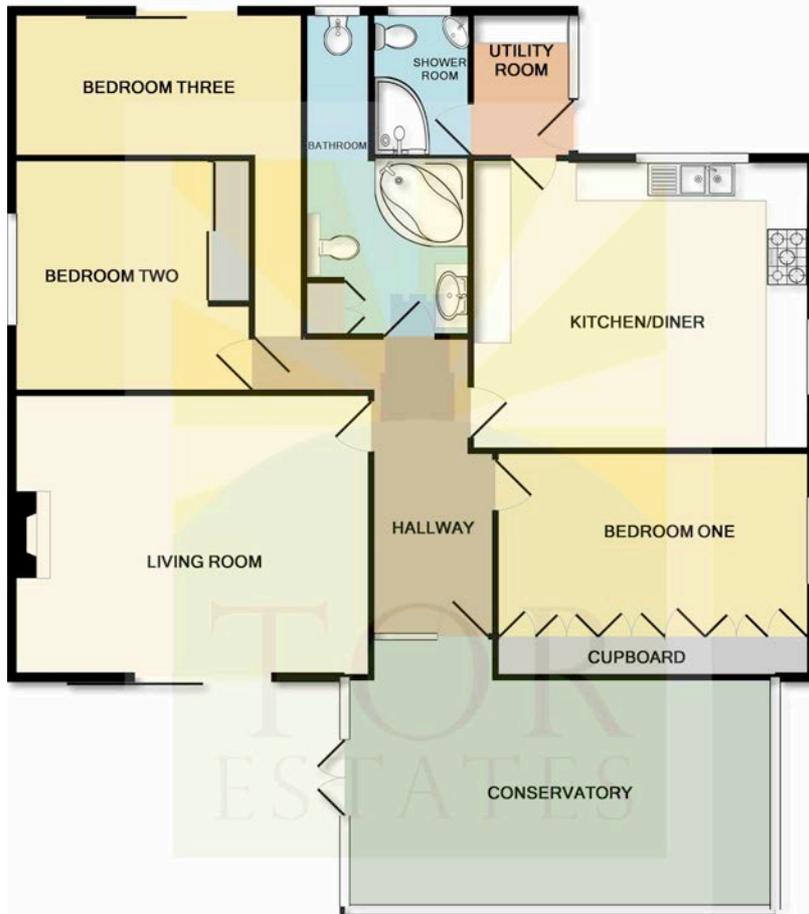
18' 3" x 15' 5" (5.56m x 4.7m)

Electric roller door to front. Power and light. Further area for storage.

#### PURCHASERS NOTE

Please note that the airspace above the roof is leased to HomeSun. The lease is from 18/08/2011 for a term of 25 years and 3 months. The solar panels provide the property with electricity.

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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**



25, Hexton Road, GLASTONBURY, BA6 8HL

Dwelling type: Detached bungalow  
 Date of assessment: 18 February 2019  
 Date of certificate: 18 February 2019  
 Reference number: 8701-3886-8229-1397-2213  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 111 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

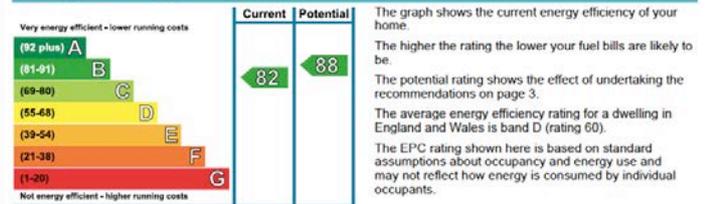
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,802</b>
<b>Over 3 years you could save</b>	<b>£ 555</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 222 over 3 years	
Heating	£ 1,974 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 414 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 2,802</b>	<b>£ 2,247</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 243
2 Low energy lighting for all fixed outlets	£95	£ 168
3 Solar water heating	£4,000 - £6,000	£ 144

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**PROPERTY INFORMATION:**

**TENURE:** Freehold  
**SERVICES:** Mains connected electricity, gas, drainage and water (metered)  
**LOCAL AUTHORITY:** Mendip District Council. Tax Band E.  
**VIEWING ARRANGEMENT:** By appointment only through Tor Estates. Please call us to arrange a convenient appointment.  
**RENTAL VALUE:** Estimated at £995 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.**