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LEIGH COTTAGE, OVERLEIGH, STREET, BA16 0TJ
£800,000 - FREEHOLD

An impressive and individually designed home built in 2001, set within easy distance of Millfield Senior School. Boasting flexible accommodation, the property comprises two/three reception rooms, kitchen, dining room, study, utility, cloakroom, games room/cellar, four/five bedrooms, en-suite to master, family bathroom and double garage. The rear garden enjoys a south-facing aspect, along with direct access to the Overleigh Arboretum & Orchard. With exposed beams, vaulted ceilings and exposed brickwork, this property has been sympathetically built with a cottage style in keeping with the local area.

Leigh Cottage, Overleigh, Street, BA16 0TJ

ENTRANCE HALL

Part glazed wooden entrance door to front. Radiator. Flagstone flooring. Doors to kitchen, sitting room, living room, study and cloakroom. Stairs to first floor. Telephone point.

KITCHEN

13' 1" x 13' 0" (3.99m x 3.96m)

Fitted with a range of high gloss wall base and drawer units with laminate work surfaces and matching upstands. Inset stainless steel sink and drainer unit with mixer tap over. Rangemaster with five ring gas hob, double gas oven and cooker hood over. Space for American style fridge freezer. Integrated dishwasher. Integrated microwave. Integrated coffee machine. Tiled flooring. Radiator. Double glazed window to front. Brick archway through to dining room.



DINING ROOM

12' 9" x 10' 2" (3.89m x 3.1m)

Vaulted ceiling with exposed beams and brickwork. Dual aspect with double glazed windows to front and side. Solid oak flooring. Radiator. Uplights. Door to utility room.



UTILITY ROOM

9' 4" x 5' 10" (2.84m x 1.78m)

Wooden door and double glazed window to side. Laminate work surface. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Wall mounted electrical consumer unit. Storage cupboard housing gas fired Vaillant combi boiler and loft hatch. Door to bedroom five.

BEDROOM FIVE

12' 9" x 13' 1" (3.89m x 3.99m)

Triple aspect room with double glazed windows to rear and both sides. Vaulted ceiling with exposed beams. Exposed brickwork. Currently used as a fifth bedroom but provides versatility as an additional reception/living room or play room. Solid oak flooring. Radiator. Up-lighters.



SITTING ROOM

12' 4" x 12' 6" (3.76m x 3.81m)

Double glazed windows and French doors onto rear decked area. Solid oak flooring. Radiator. Up-lighters. TV point.



LIVING ROOM

12' 10" x 16' 4" (3.91m x 4.98m)

Two double glazed windows to side. Double glazed windows and French doors onto rear garden. Feature ornate cast iron fireplace with slate hearth. Radiator. Up-lighters. TV points.



STUDY

10' 1" x 9' 4" (3.07m x 2.84m)

Dual aspect with double glazed windows to front and side. Tiled flooring. Radiator. TV & telephone point.

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CLOAKROOM

2' 11" x 5' 10" (0.89m x 1.78m)

Fitted with a low level WC and counter top wash basin with vanity unit beneath. Tiling to splash prone areas. Tiled flooring. Radiator. Double glazed obscured window to front. Extractor fan.

STAIRS TO FIRST FLOOR

Feature wall with exposed beams and brickwork. Wooden staircase. Double glazed window to rear.

LANDING

Doors to all bedrooms and family bathroom. Loft hatch. Radiator.

BEDROOM ONE

9' 9" x 14' 4" (2.97m x 4.37m)

Double glazed dormer window to rear. Radiator. Laminate flooring. Spotlights. Exposed beams. TV point. Doors to en-suite and bedroom four.



EN-SUITE

Fully tiled wet room with low level WC, wash hand basin with vanity unit beneath, and mains connected rainfall shower. Heated towel rail. Extractor fan. Velux window.

BEDROOM TWO

12' 5" x 13' 1" (3.78m x 3.99m)

Double glazed dormer window to front. Radiator. TV point.



BEDROOM THREE

12' 4" x 12' 7" (3.76m x 3.84m)

Double glazed dormer window to front. Radiator.

BEDROOM FOUR

11' 5" x 11' 4" (3.48m x 3.45m)

Currently used as a dressing room with a door through to bedroom one. Double glazed dormer window to front. Exposed beams. Radiator. Laminate flooring.

BATHROOM

7' 9" x 7' 8" (2.36m x 2.34m)

Fitted with a low level WC, pedestal wash basin, and claw foot bath with hand shower attachment over. Fully tiled walls. Tiled flooring. Radiator. Extractor fan. Double glazed obscured dormer window to front.

CELLAR/GAMES ROOM

12' 9" x 20' 5" (3.89m x 6.22m)

Accessed via the paved steps from the side/utility or via the rear garden. Double glazed windows and French doors to rear. Tiled flooring. Radiator. Light and power. Currently used as a games room.



OUTSIDE

FRONT OF PROPERTY

The property is accessed via a driveway laid to stone chippings and is enclosed with a variety of shrubs, bushes and trees. Circular raised border with a paper tree and a variety of small plants. Steps leading to the main entrance which is covered by an impressive porch with stone columns. Timber shed to the rear of the double garage. External lighting. Access to the paved side garden leading to the rear of the property, and a further side pathway leading to the covered utility entrance with further steps leading to the cellar/games room.

DOUBLE GARAGE

16' 4" x 6' 4" (4.98m x 1.93m)

Double width up and over door to front. Personal door to rear. Currently converted to be used as an annexe, however can easily be returned to a double garage. Light and power.

REAR GARDEN

The rear garden enjoys a south-facing aspect and is predominantly laid to lawn with a variety of planted raised borders and a rockery feature. Decked seating area, perfect for entertaining. Enclosed with a variety of bushes and hedgerow and further iron fencing. Variety of trees including Canadian Maple trees. The garden also boasts direct access onto Overleigh Arboretum & Orchard.



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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 is to their operability or efficiency can be given.
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Energy Performance Certificate



Leigh Cottage, Overleigh, STREET, BA16 0TJ

Dwelling type: Detached house
 Date of assessment: 13 March 2019
 Date of certificate: 13 March 2019
 Reference number: 9078-6063-7247-1191-3980
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 192 m²

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

Estimated energy costs of dwelling for 3 years:	£ 3,540
Over 3 years you could save	£ 552

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 312 over 3 years	
Heating	£ 2,727 over 3 years	£ 2,355 over 3 years	
Hot Water	£ 300 over 3 years	£ 321 over 3 years	
Totals	£ 3,540	£ 2,988	

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

Varies energy efficient - lower running costs

Current: 70
Potential: 80

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 117
2 Heating controls (room thermostat)	£350 - £450	£ 165
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 267

See page 3 for a full list of recommendations for this property.

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 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 F.
VIEWING ARRANGEMENT: By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE: Estimated at £2,700pcm

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.