

20 High Street  
**Glastonbury**  
BA6 9DU

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**Street**  
BA16 0EG



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**46 OLD MARKET COURT, GEORGE STREET, GLASTONBURY,  
BA6 9LT**

**£109,950 - LEASEHOLD**

Offered with no onward chain is this recently renovated one bedroom ground floor apartment, located within walking distance of Glastonbury High Street. The property boasts a garage, along with a newly fitted kitchen and bathroom. Comprises an entrance hall, open plan lounge and kitchen, bedroom and bathroom. An internal viewing is strongly 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.

### COMMUNAL ENTRANCE

Located in the far left hand corner of the development. Entrance door to the property is located on the right hand side of the communal hall on the ground floor.

### ENTRANCE HALL

Doors to lounge/diner, bedroom and bathroom. Built in airing cupboard with shelving. Wood effect laminate flooring. UPVC double glazed window to side. Electric storage heater.

### OPEN PLAN LIVING/KITCHEN



### LIVING AREA

13' 3" x 8' 11" (4.04m x 2.72m)  
UPVC double glazed window to rear. TV and telephone points. Storage cupboard. Electric storage heater. Coved ceiling. Spotlights. Opening through to kitchen.



### KITCHEN AREA

9' 9" x 8' 11" (2.97m x 2.72m)

Fitted with a recently updated range of wall base and drawer units with laminate work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated four ring electric hob, electric oven and cooker hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Breakfast bar. Tiling to splash prone areas. Wood effect vinyl flooring. Coved ceiling. SPotlights. Fitted shelving. UPVC double glazed window to rear.



Call us TODAY for a FREE, NO obligation consultation.

### BEDROOM

11' 6" x 9' 0" (3.51m x 2.74m)

UPVC double glazed window to side. Electric storage heater. Wood effect laminate flooring.



### BATHROOM

8' 10" x 5' 3" (2.69m x 1.6m)

Fitted with a three piece white suite comprising low level WC, pedestal wash hand basin with vanity unit beneath, and P-shaped bath with Mira shower over. Fully tiled walls. Tiled flooring. Wall mounted electric heater. Heated towel rail. Light activated extractor fan. Coved ceiling. UPVC double glazed obscured window to side.



### OUTSIDE

Benefits from use of a shared visitor parking space.

### GARAGE

Located to the left of the communal entrance numbered '46'. Up and over door to front.

### PROPERTY INFORMATION:

<b>TENURE:</b>	Leasehold
<b>SERVICES:</b>	Mains connect electricity, drainage and water (metered)
<b>LOCAL AUTHORITY:</b>	Mendip District Council. Tax Band A.
<b>LENGTH OF LEASE:</b>	125 years from 1989. 95 years remaining.
<b>MANAGEMENT COMPANY:</b>	Aster
<b>SERVICE/MAINTENANCE CHARGE:</b>	£281 per annum
<b>CHARGE INCLUDES:</b>	Buildings Insurance
<b>FREEHOLDER:</b>	Aster
<b>GROUND RENT:</b>	£10 per annum
<b>VIEWING ARRANGEMENT:</b>	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
<b>RENTAL VALUE:</b>	Estimated at £550 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.



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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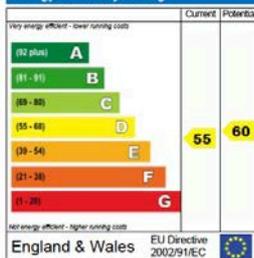
**Energy Performance Certificate** 

Flat 45 Old Market Court  
 George Street  
 GLASTONBURY  
 BA6 9LT

Dwelling type: Ground floor flat  
 Date of assessment: 08-Sep-2010  
 Date of certificate: 08-Sep-2010  
 Reference number: 8609-3687-3929-8906-7103  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 42 m<sup>2</sup>

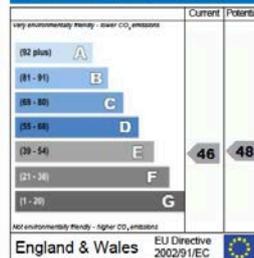
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**



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.

**Environmental Impact (CO<sub>2</sub>) Rating**



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	573 kWh/m <sup>2</sup> per year	548 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.5 tonnes per year
Lighting	£52 per year	£26 per year
Heating	£400 per year	£363 per year
Hot water	£117 per year	£117 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 temperature, 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.