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Street
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13 ANTHONY ROAD, STREET, BA16 0AE

£180,000 - FREEHOLD

In need of modernisation throughout is this two bedroom end of terrace house, located in a cul-de-sac within a short walk to the High Street. Comprises an entrance hall, lounge/diner, kitchen, inner hallway to WC and store room, two bedrooms and family bathroom. The property boasts a generously proportioned rear garden and is offered to the market with no onward chain. An early viewing comes strongly recommended.

AMENITIES & RECREATION

Street 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. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

ENTRANCE HALL

UPVC double glazed entrance door to front. UPVC double glazed window to side. Stairs to first floor. Under stair storage cupboard. Further cloaks storage cupboard. Door to lounge/diner.

LOUNGE/DINER

11' 9" x 18' 5" (3.58m x 5.61m)

UPVC double glazed windows to front and rear. Two radiators. Gas fireplace. Door to kitchen.



KITCHEN

9' 0" x 7' 8" (2.74m x 2.34m)

Fitted with a range of wall base and drawer units with laminate work surface over. Inset stainless steel sink and drainer unit with mixer tap over. Space for cooker. Space and plumbing for washing machine. Space for upright fridge freezer. Tiling to splash prone areas. Radiator. Pantry style cupboard. Wall mounted gas fired Worcester boiler. UPVC double glazed window to rear. Door through to inner hallway.



INNER HALLWAY

Door to WC and store room. Door onto rear garden.

WC

Fitted with a low level WC. UPVC double glazed obscured window to rear.

STORE ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

Glazed window to front. Light and power.

STAIRS TO FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom. UPVC double glazed window to side. Loft hatch.

BEDROOM ONE

15' 8" x 8' 8" (4.78m x 2.64m)

Two UPVC double glazed windows to front. Built in cupboard. Radiator.



Call us TODAY for a FREE, NO obligation consultation.

BEDROOM TWO

10' 9" x 9' 6" (3.28m x 2.9m)

UPVC double glazed window to rear. Radiator.



BATHROOM

Fitted with a low level WC, pedestal wash basin, and walk in double shower cubicle with Mira power shower over. Storage cupboard. UPVC double glazed obscured window to rear.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via a shared pathway leading to the main entrance with a storm porch over. Area laid to stone chippings for ease of maintenance. External lighting.

REAR GARDEN

Boasting a south-westerly facing aspect, the rear garden is predominantly laid to lawn with a paved seating area. Enclosed with a combination of timber fencing and stone walling with a variety of borders. Area set aside for greenhouse/shed. External water supply.



PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

Mains connected electricity, gas, drainage and water (drainage)

LOCAL AUTHORITY:

Mendip District Council. Tax Band B.

VIEWING ARRANGEMENT:

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

RENTAL VALUE:

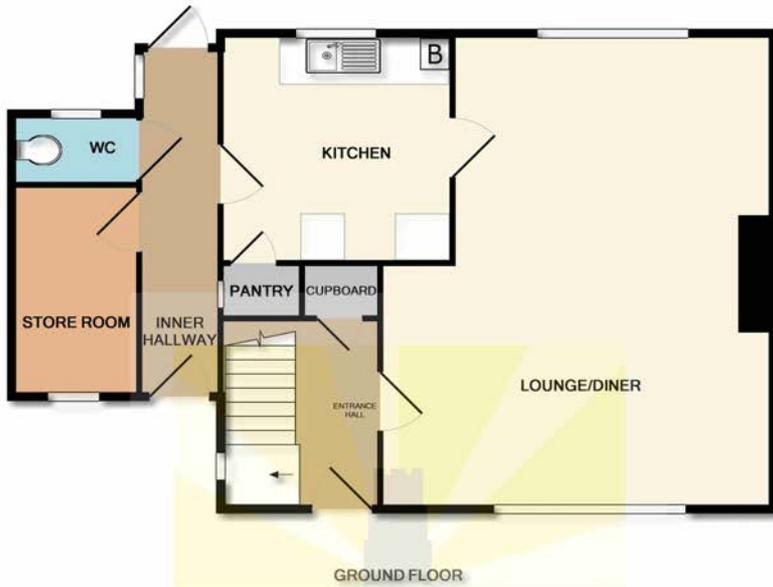
Estimated at £650 - £675 pcm in good order

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



13, Anthony Road, STREET, BA16 0AE

Dwelling type: End-terrace house
Date of assessment: 13 May 2019
Date of certificate: 13 May 2019

Reference number: 8301-0476-1429-8097-5513
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

Use this document to:

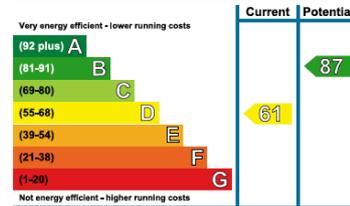
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,103
Over 3 years you could save	£ 768

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<p>You could save £ 768 over 3 years</p>
Heating	£ 1,587 over 3 years	£ 981 over 3 years	
Hot Water	£ 336 over 3 years	£ 174 over 3 years	
Totals	£ 2,103	£ 1,335	

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



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
2 Heating controls (room thermostat and TRVs)	£350 - £450	£ 228
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 237

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.