

55 Moorland Road | Street | BA16 9SJ

FREEHOLD

£200,000

## PROPERTY SUMMARY



This mid-terrace house offers a perfect blend of comfort and convenience, this property is ideal for small families, couples, or individuals seeking a cosy home. The property features a kitchen, lounge/diner, a conservatory, two bedrooms and a bathroom. Additionally, outside, there is a rear garden and off-road parking for one vehicle, a valuable asset in this desirable area. AN early viewing is highly recommended.

### Entrance Hall

Stairs to first floor. Doors leading to kitchen and lounge/diner.

### Kitchen

9'10 x 7'6 (3.00m x 2.29m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine. Space and plumbing for a slimline dishwasher. Space for an upright fridge/freezer. Radiator. UPVC double glazed window to front.

### Lounge/Diner

14'3 x 11'11 (4.34m x 3.63m)

Radiator. UPVC double glazed sliding doors leading to conservatory.

### Conservatory

10'1 x 9'10 (3.07m x 3.00m)

UPVC double glazed French doors leading to rear garden.

### Landing

Doors leading to bedrooms, one, two and bathroom. Airing cupboard housing an Ideal Logic boiler.

### Bedroom One

9'5 x 8'10 (2.87m x 2.69m)

Built in wardrobe. Radiator. UPVC double glazed window to rear.

### Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

Radiator. Built in wardrobe, UPVC double glazed window to front.



Mid Terrace House

Kitchen

Lounge/Diner

Conservatory

Two Bedrooms

Bathroom

Off Road Parking

UPVC Double Glazing

Gas Central Heating



## INTERESTED IN THIS PROPERTY

Need to sell first?

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

## MORTGAGE ADVICE

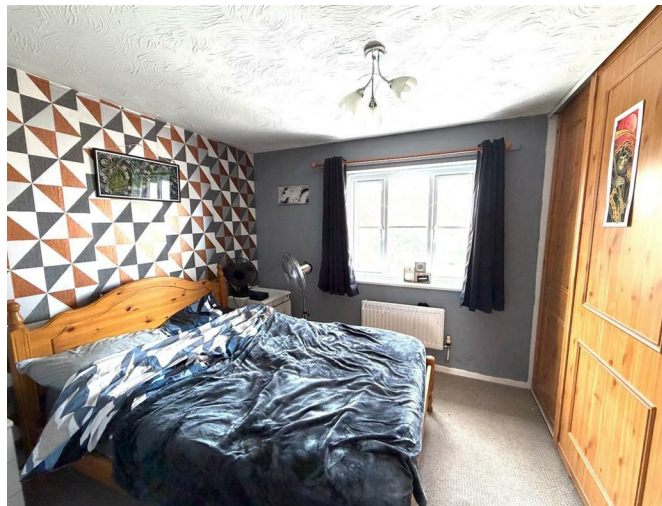
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

Tor Finance will assess your needs and recommend the most suitable Mortgage product available to you.

Tor Finance can assess your needs via a free initial consultation and recommend the most suitable Mortgage product available to you.

Please call us on  
**01458 888 020 ext 3**  
to arrange  
**A FREE INITIAL  
CONSULTATION**

Your property may be repossessed if you do not keep up repayments on your mortgage



## Bathroom

Low level WC, wash hand basin with storage under and paneled bath with shower over. Tiling to splash prone areas. Radiator. Extractor fan.

## Rear Garden

Mainly laid to patio, enclosed with wooden fencing. Raised borders.

## Front Of Property

Pathway leading to the front door. Driveway providing off road parking for one vehicle.

## Disclaimer

Important Notice: Tor Estates, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tor Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR

1ST FLOOR



55 MOORLAND ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix i2005

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**LETTINGS**

**Call us today for more information**

- Vacant Management
- Tenant Find
- Full Management
- Refurbishment Management
- Block Management
- Commercial Lets

**01458 888020**

20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
BA16 0EG

[www.torestates.co.uk](http://www.torestates.co.uk)

[info@torestates.co.uk](mailto:info@torestates.co.uk)  
[lettings@torestates.co.uk](mailto:lettings@torestates.co.uk)  
[mortgages@torestates.co.uk](mailto:mortgages@torestates.co.uk)

