

2 Ashcott Road | Glastonbury | BA6 9ST

FREEHOLD

£415,000

## PROPERTY SUMMARY



Nestled in the charming village of Meare, this wonderful detached house on Ashcott Road offers a perfect blend of modern living and tranquil village life. The heart of the home is the contemporary kitchen/diner, designed to cater to both culinary enthusiasts and family gatherings. This inviting space is perfect for enjoying meals together or hosting friends. The property features four well-appointed bedrooms, including a master bedroom complete with an ensuite bathroom, ensuring comfort and privacy for the whole family. This home is ideal for those seeking a modern lifestyle in a village setting. Don't miss the opportunity to make this beautiful house your new home.



### Porch

Door leading to entrance hall.

### Entrance Hall

Underfloor heating. Doors leading to living room and kitchen/diner. Understairs storage cupboard. Stairs to first floor.

### Living Room

25'10 x 12'3 (7.87m x 3.73m)

Multi fuel burner. Underfloor heating. UPVC double glazed French doors leading to patio. Dual aspect UPVC double glazed windows to front and side.

### Kitchen/Diner

21'7 x 11'8 (6.58m x 3.56m)

A range of wall, drawer and base units with work surfaces over. Integrated double electric oven with hob and cooker hood over. Stainless steel sink with drainer and mixer tap over. Integrated fridge/freezer. Integrated dishwasher. Space for an American fridge/freezer. UPVC double glazed window to front. UPVC French doors leading on to the rear garden. Underfloor heating. Space for dining furniture. Spotlights. Door leading to utility room.

### Utility Room

8'0 x 8'6 (2.44m x 2.59m)

Underfloor heating. Space and plumbing for a washing machine. Space for a dishwasher. Wall and base unit with work surface over. Stainless steel sink with drainer and mixer tap over. UPVC double glazed door leading to rear garden. Door leading to downstairs WC.

### WC

Low level WC. Wall mounted wash hand basin. UPVC double glazed obscure window to rear.

Detached  
Kitchen/Diner  
Utility Room  
Living Room  
Master Bedroom With En Suite  
Three Further Bedrooms  
Family Bathroom  
Office/Studio  
Off Road Parking  
Village Location



**INTERESTED IN THIS  
PROPERTY**

**Need to sell first?**

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

**MORTGAGE ADVICE**

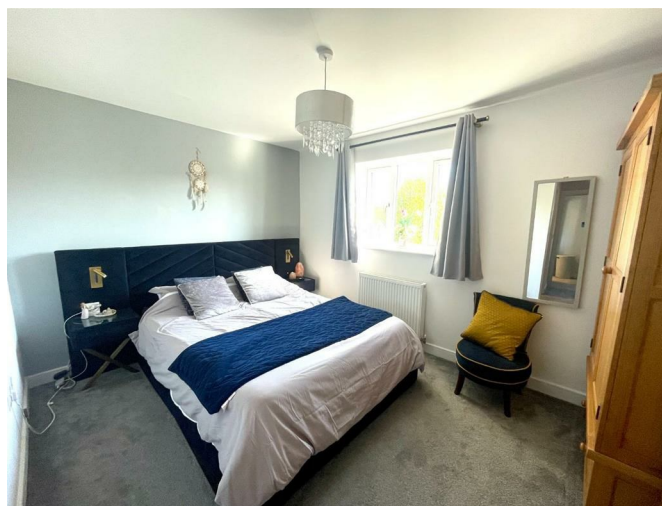
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

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



**Landing**

Doors leading one, two, three, four and family bathroom Airing cupboard.

**Bedroom One**

13'9 x 10'2 (4.19m x 3.10m)

Radiator. Built in cupboard. UPVC double glazed window to front. Door leading to ensuite.

**En Suite**

Double walk in shower, low level WC and wash hand basin with storage under. Tiling to splash prone areas. Spotlights. Extractor fan.

**Bedroom Two**

12'5 x 8'11 (3.78m x 2.72m)

Radiator. UPVC double glazed window to front.

**Bedroom Three**

9'7 x 8'11 (2.92m x 2.72m)

Radiator. UPVC double glazed window to rear.

**Bedroom Four**

8'11 x 7'4 (2.72m x 2.24m)

Radiator. Built in wardrobes. UPVC double glazed window to front.

**Bathroom**

Low level WC, wash hand basin with storage under. Panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. Spotlights. UPVC double glazed obscure window to rear.

**Rear Garden**

Garden is laid to lawn enclosed with wooden fencing. Pato and entertaining area. Side access. Door leading to garage.

**Office/Studio**

13'3 x 10'6 (4.04m x 3.20m)

Formally the garage, this has been partially converted. Fully insulated. Spotlights.

**Garage**

Up and over door. Partially converted to office/studio.

## Front Of Property

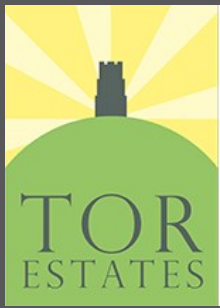
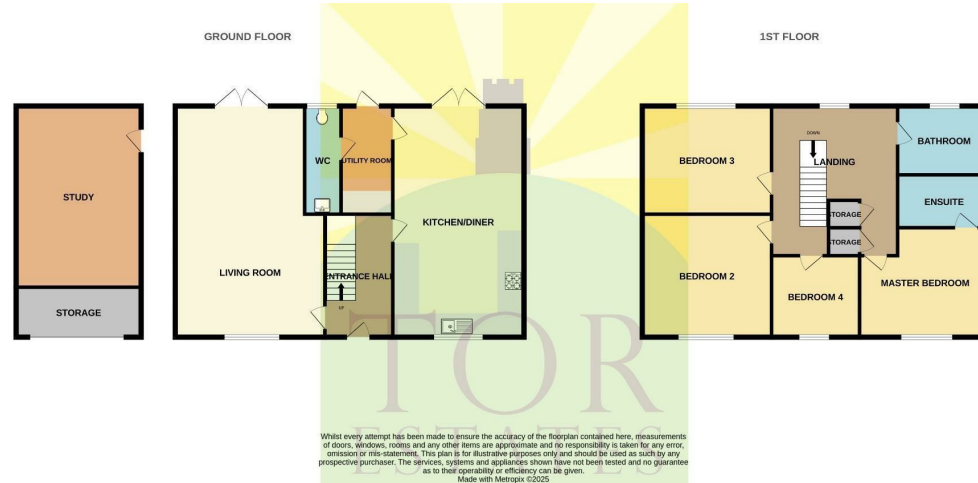
A driveway providing off road parking for two vehicles. Front lawn. Pathway leading the the porch. Garage. Wooden Gate leading to the side and rear of the property.

## Purchasers Note

There is an annual management fee of £526.00 for the upkeep of the communal areas.

## 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.



## 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

