



42 Fowen Close | Street | BA16 0FY

FREEHOLD

£225,000

## PROPERTY SUMMARY



Offering a cul-de-sac location close to Brookside Academy is this two bedroom mid-terrace house with no onward chain. The property comprises an entrance hall, kitchen, lounge/diner, cloakroom, and two double bedrooms, both with en-suites. Externally the property benefits from an allocated off road parking space and a low maintenance rear garden. An internal viewing is highly recommended.

### Entrance Hall

Composite entrance door to front. Radiator. Doors leading to lounge/diner and cloakroom. Opening through to kitchen.

### Kitchen

10'0 x 6'4 (3.05m x 1.93m)

Fitted with a range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Electric oven, gas hob and cooker hood over. Integrated dishwasher. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Cupboard housing the gas fired boiler. UPVC double glazed window to front.

### Cloakroom

Low level WC and pedestal wash hand basin. Tiling to splash prone areas. Radiator. Extractor fan. UPVC double glazed window to front.

### Lounge/Diner

18'6 x 12'3 (5.64m x 3.73m)

Two radiators. Space for dining table and chairs. Two UPVC double glazed window and French doors leading to the rear garden. Stairs leading to first floor.

### Landing

Doors to both bedrooms. Loft hatch.

### Bedroom One

12'8 x 9'3 (3.86m x 2.82m)

Radiator. UPVC double glazed window to front. Door to en-suite.

### Bedroom One En-Suite

6'4 x 6'2 (1.93m x 1.88m)

Three piece white suite comprising a low level WC, pedestal wash hand basin and panelled bath. Tiling to splash prone areas. Wall mounted heated towel rail. Extractor fan.



- Mid Terraced House
- Kitchen
- Lounge/Diner
- Downstairs Cloakroom
- Two Double Bedrooms
- Two Ensuites
- Rear Garden
- 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 mortgage market?

**Tor Finance will assess your needs 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



## **Bedroom Two**

12'8 x 8'6 (3.86m x 2.59m)

Fitted wardrobe. Airing cupboard. Radiator. UPVC double glazed window to rear. Door to En-suite.

## **Bedroom Two En-Suite**

Low level WC, wash hand basin and shower cubicle with electric shower over. Tiling to splash prone areas. Wall mounted heated towel rail. Extractor fan.

## **Rear Garden**

A low maintenance rear garden which has been laid to a combination of patio and stone chippings. Enclosed with timber fencing with a gate to the side providing rear access. Timber storage shed.

## **Front Of Property**

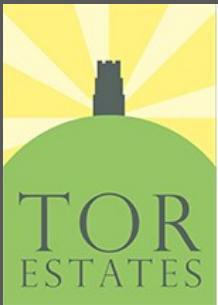
The property is accessed via a paved pathway leading to the covered main entrance with external lighting. Directly opposite the entrance is the allocated parking space providing off road parking for one vehicle.

## **Purchasers Note**

Please be advised there is a annual Estate Management Charge of approximately £147.54 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

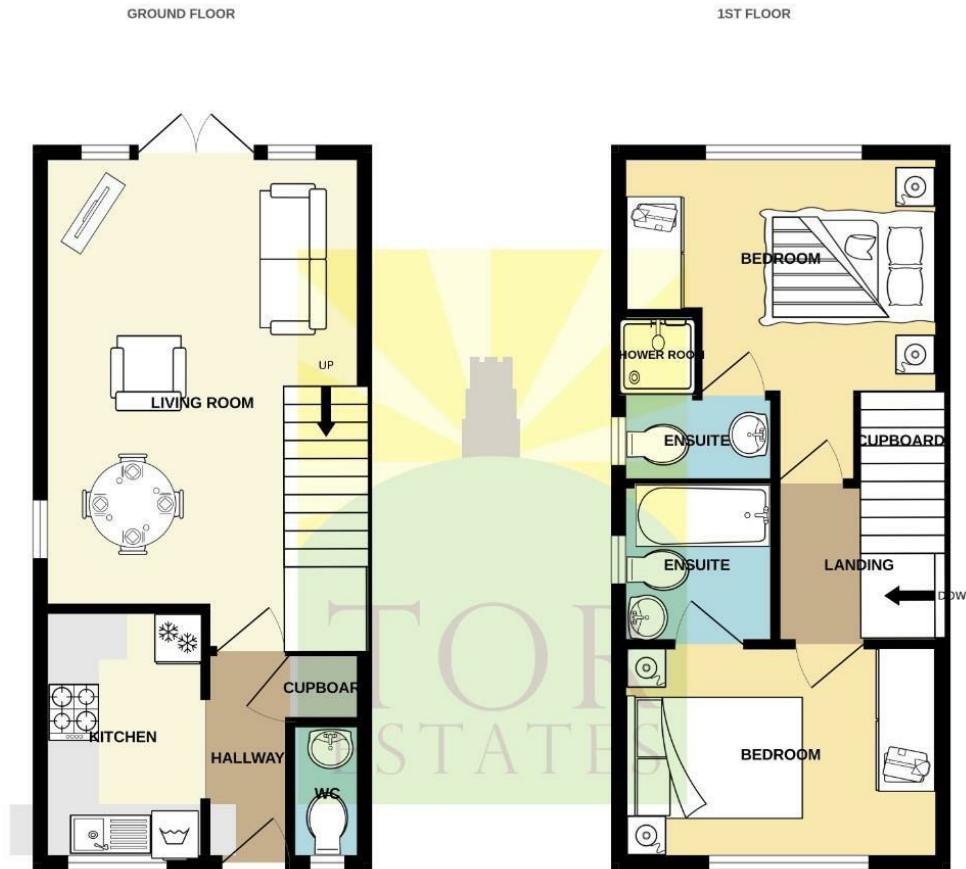
01458 888020

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)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024

### Energy Efficiency Rating

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

