

58 Sharpham Road | Glastonbury | BA6 9GB

FREEHOLD

£269,000

PROPERTY SUMMARY

3  2  1  C 

An immaculately presented detached house in Glastonbury has come to the market. The property boasts a kitchen, lounge/diner, downstairs WC, master bedroom with ensuite, two further bedrooms and a bathroom. Outside is a private, low maintenance garden, a garage and off road parking. An early viewing is highly recommended.

Entrance Hall

Doors leading to downstairs WC, Lounge/diner and kitchen. Stairs to first floor.

WC

Low level WC, pedestal wash hand basin. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to front.

Kitchen

10'9 x 8'11 (3.28m x 2.72m)

A range of wall, drawer and base units with works surfaces over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for a washing machine. Space for an under counter fridge/freezer. Integrated electric oven with gas hob and cooker hood over. Breakfast bar. UPVC double glazed window to front.

Lounge/Diner

16 x 13'10 (4.88m x 4.22m)

Feature fireplace. Two radiators. Dining area. UPVC double glazed window to rear. Under stairs storage cupboard. UPVC double glazed French doors leading to rear garden.

Landing

Doors to bedroom one. two, three and bathroom. Airing cupboard. Loft access. UPVC double glazed window to side.

Bedroom One

11'10 x 9'3 (3.61m x 2.82m)

Radiator. UPVC double glazed window to rear. Door leading to Ensuite.

Ensuite

Low level WC, wash hand basin and walk in shower. Tiling to splash prone areas. Extractor fan.



Beautifully Presented
Kitchen
Lounge/Diner
Downstairs WC
Master Bedroom With Ensuite
Two Further Bedrooms
Bathroom
Private Rear Garden
Garage
Off Road Parking



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PROPERTY**

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Bedroom Two

10'0 x 9'3 (3.05m x 2.82m)

Radiator. UPVC double glazed window to front.

Bedroom Three

6'7 x 6'5 (2.01m x 1.96m)

Radiator. UPVC double glazed window to front.

Bathroom

Three piece white suite, low level WC, wash hand basin and
panelled bath. Tiling to splash prone areas. Extractor fan. Radiator.
UPVC double glazed obscure window to front.

Rear Garden

Secluded garden which is low maintenance. A patio perfect for
entertaining. Views of nearby woodland. Gate leading to the side of
property.

Front Of Property

A driveway providing off road parking for a couple of vehicles.

Garage

Up and over door. Power and light.

Purchasers Note

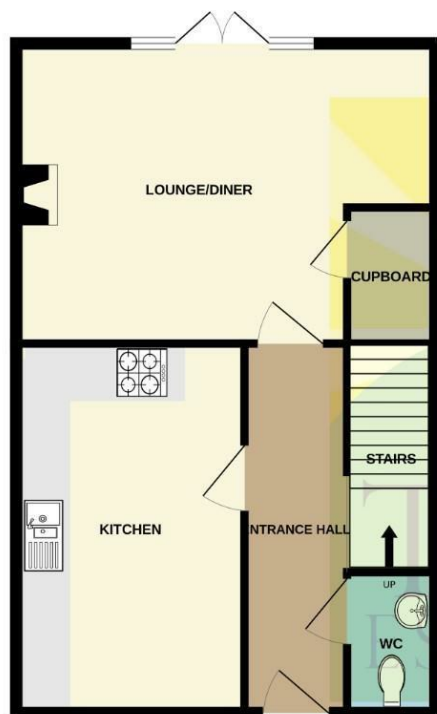
There is an annual service charge of £200.00 for the upkeep of the
communal areas.

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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Current

75

89

Potential



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