









A contemporary style ground floor two bedroom apartment with NO onward chain conveniently positioned within a level and short walk of the historic town centre of Glastonbury. The property comprises; entrance hall, open plan lounge/diner/kitchen, two bedrooms and private courtyard garden and an allocated parking space. An early viewing is highly recommended.



## **ENTRANCE HALL**

Doors leading to bedrooms one, two, bathroom and living room. Two storage cupboards.

# **OPEN PLAN LOUNGE/DINER/KITCHEN**

18'4 x 26'3 (5.59m x 8.00m)

# KITCHEN/DINER

A range of wall, drawer and base units with laminate work surfaces over. Integrated oven, electric hob and cooker hood over. Integrated fridge/freezer. Integrated dishwasher. Stainless steel sink with drainer and mixer taps over. Spotlights.

# **LOUNGE AREA**

Double doors leading to rear garden. Two electric heaters.

# **BEDROOM ONE**

10'3 x 14'6 (3.12m x 4.42m)

Double glazed window to front. Electric heater. Built in wardrobe.

# **BEDROOM TWO**

12'5 x 7'8 (3.78m x 2.34m)

Electric heater. Double glazed window to rear.

# **BATHROOM**

5'7" x 6'8" (1.70 x 2.03)

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Fully tiled. Extractor fan. Heated towel rail. Cupboard housing the hot water tank. Cupboard with space and plumbing for a washing machine.

# REAR GARDEN

Enclosed with wooden fencing. Patio and entertaining area. Gravel area.

**Ground Floor Apartment** Two Double Bedrooms Private Courtyard Garden Open Plan Lounge/Diner/Kitchen Bathroom One Allocated Parking Space Walking Distance To High Street No Onward Chain



# INTERESTED IN THIS PROPERTY

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A FREE

**MARKET APPRAISAL** 

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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







#### **PURCHASERS NOTE**

There is 979 years remaining on the lease.

There is an quarterly management charge of approx ~£329.75 which includes ground rent.

# **DISCLAIMER**

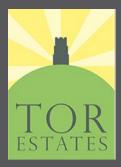
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#### 17 COACHMANS YARD, GLASTONBURY, BA6 9QG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other terms 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 @2015

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



# **LETTINGS**

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