

98A Wells Road | Glastonbury | BA6 9BP

FREEHOLD

£365,000

## PROPERTY SUMMARY



A well proportioned, detached house with large double garage, driveway providing ample off road parking has come to the market in Glastonbury. The property briefly comprises: lounge with full width balcony for alfresco dining & to enjoy the far reaching views, kitchen, utility room, dining room, three double bedrooms and a family bathroom. An early viewing is highly recommended as the property is being offered with NO ONWARD CHAIN.

### Storm Porch

Steps with hand rail leading to the storm porch, outside courtesy lighting. Wooden front door opening to the entrance hall.

### Entrance Hall

A welcoming entrance hall with doors opening to the dining room and living room. Stairs rising to first floor accommodation. Radiator. Built in storage cupboard.

### Living Room & Balcony

18'11 x 11'11 (5.77m x 3.63m)

Well proportioned reception room with the focal points being the wood burner with hearth and outside balcony. Double radiator. UPVC double glazed window to side. UPVC double glazed sliding patio doors lead out onto the full width balcony enclosed by iron railings. Views towards the Mendip hills.

### Dining Room

10'8 x 10'1 (3.25m x 3.07m)

A dual aspect room with UPVC double glazed window and UPVC double glazed French doors opening out to the patio. Double radiator. Built in display cabinet matching the kitchen. Archway leading into kitchen.

### Kitchen

8'11 x 7'11 (2.72m x 2.41m)

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. Free standing electric cooker with cooker hood over. Integrated dishwasher. UPVC double glazed window, overlooking the rear garden. Door leading to utility room.



Detached House

Kitchen

Living Room

Dining Room

Utility Room

Three Double Bedrooms

Bathroom

Balcony

Rear Garden

Double Garage



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PROPERTY**

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**Utility Room**

Wall mounted gas fired boiler. Space and plumbing for washing machine. Space for a tumble dryer. Space for an upright fridge/freezer. UPVC double glazed window to side.

**Landing**

UPVC double glazed window to side. Doors leading to bedrooms one, two, three and bathroom. Storage cupboard. Airing cupboard. Access to loft hatch. UPVC double glazed window to side.

**Bedroom One**

13'3 x 9'11 (4.04m x 3.02m)

Radiator. Built in wardrobe. UPVC double glazed windows to front and side with far reaching views across Somerset levels.

**Bedroom Two**

10'2 x 11'10 (3.10m x 3.61m)

Radiator. Built in cupboard. UPVC double glazed windows to front and side.

**Bedroom Three**

9'9 x 8'8 (2.97m x 2.64m)

Radiator. UPVC double glazed window to front with far reaching views.

**Bathroom**

Low level WC, wash hand basin with inset mirror. Panelled bath with glass shower screen and electric shower over. Tiling to splash prone areas. Heated towel rail. Storage cupboard. UPVC double glazed obscure window to rear.

**Rear Garden**

A generous rear garden with private aspect enclosed with wooden fencing. Patio and entertaining area. At the far end of the garden is a secluded seating area.

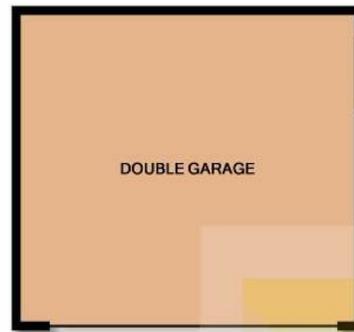
## Double Garage & Driveway

18'10 x 17'07 (5.74m x 5.36m)

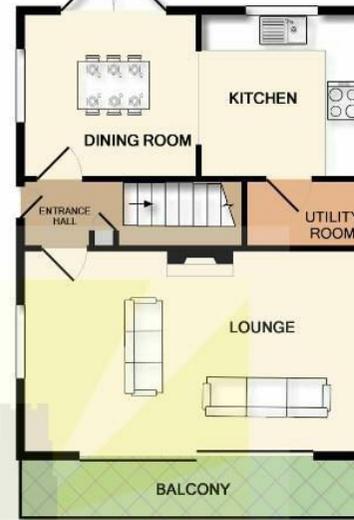
Up and over door to front. Power and light, Window to side. Directly in front of the double garage is a hardstanding driveway and turning area providing off road parking for several vehicles.

### Disclaimer

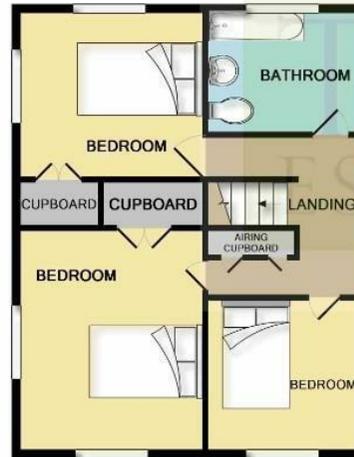
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BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>83</b>
(55-68) <b>D</b>		<b>69</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	



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