



16 Leg of Mutton Road | Glastonbury | BA6 8HQ

FREEHOLD

£230,000

PROPERTY SUMMARY



A semi-detached house, with two double bedrooms and an attic room, with stunning open countryside views towards the City of Wells and The Mendips and NO onward chain, has come to the market. With its elevated position in the town, the property offers flexible yet comfortable accommodation throughout. While the property is in need of modernisation, this allows for the new owner to personalise the space to their taste and requirements. An early viewing is highly recommended.



Front Of Property

Steps leading down to the front door. Two tiered garden. which is enclosed with a concrete wall. Pond. Various mature plants, shrubs and bushes. Herb garden.

Entrance Hall

Stairs to first floor. Door leading to kitchen.

Kitchen

10'4 x 7'5 (3.15m x 2.26m)

A range of wall, draw and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Space for under counter fridge. Built in electric oven, gas hob and cooker hood over. Space and plumbing for washing machine. Radiator. UPVC double glazed window to rear with far reaching views. Door leading to inner hallway. Door leading to living room.

Lounge/Diner

19'5 x 10'11 (5.92m x 3.33m)

Feature fire place. Radiator. Dual aspect UPVC double glazed windows to front and rear.

Inner Hallway

Doors leading to store room and utility. Door leading to rear garden. Door leading to front.

Utility Room

UPVC double glazed window to front.

Landing

Doors leading to bedroom one, two and bathroom. Airing cupboard.

Bedroom Two

10'2 x 9'5 (3.10m x 2.87m)

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

Semi Detached House

Kitchen

Lounge/Diner

Utility Room

Store Room

Two Bedrooms

Bathroom

Attic Room

Far Reaching Views

No Onward Chain



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PROPERTY**

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Bedroom One

14'1 x 8'11 (4.29m x 2.72m)

Radiator. Two UPVC double glazed windows to front. Door leading to stairs to second floor.

Attic Room

17'4 x 6'2 (5.28m x 1.88m)

Three velux windows.

Rear Of Property

Patio and entertaining area. A range of mature bushes, plants and flowers enclosed with wooden fencing. Wonderful far reaching views.

Disclaimer

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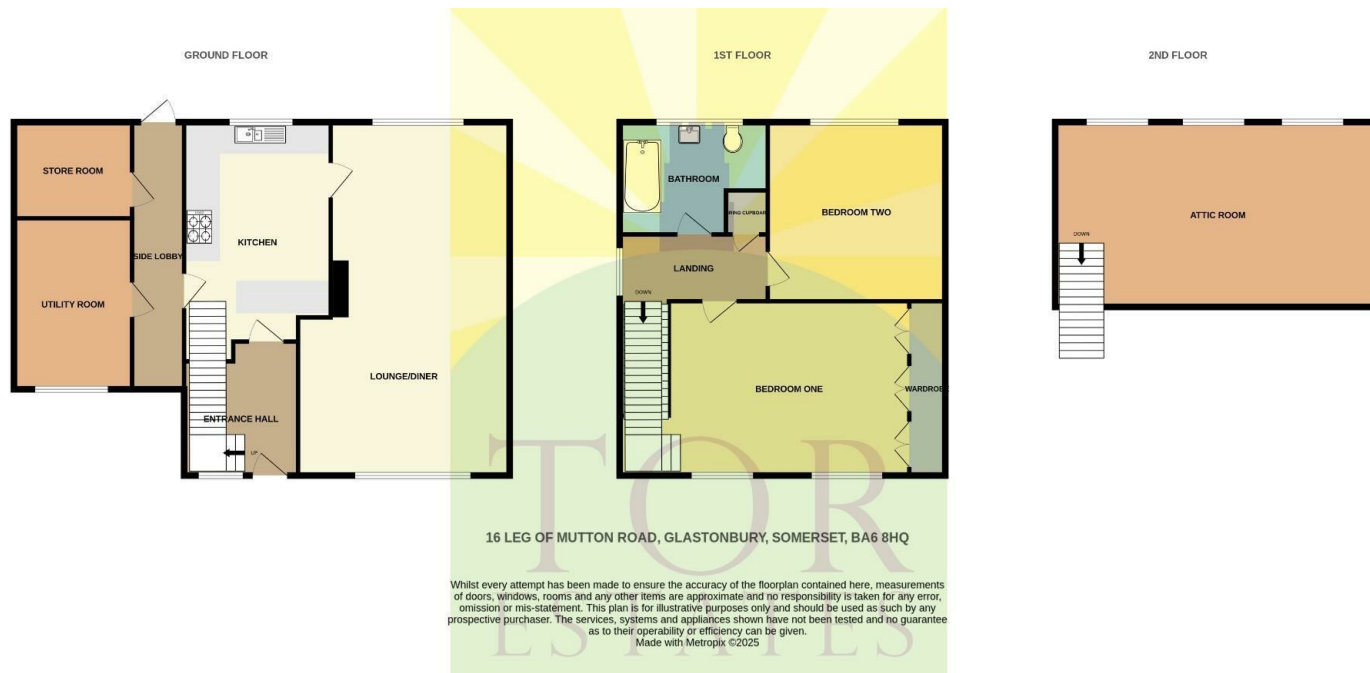
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F	30		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



