



37 Sharpham Road | Glastonbury | BA6 9GD

FREEHOLD

£175,000

PROPERTY SUMMARY



This extremely well presented ground floor apartment is spacious throughout and is situated on the popular Dunstan Park development, on the outskirts of Glastonbury. The property offers two bedrooms, a master ensuite shower room, additional bathroom, as well as a large lounge/diner and kitchen. Outside there is parking for one vehicle and a front garden.

Entrance Hall

UPVC door to front. Inner door through to living room. Large storage cupboard with shelving. Tiled floor. Radiator.

Living Room

11'11 x 11'3 (3.63m x 3.43m)

Rear doorway through to inner hallway. Radiator. Wall mounted thermostatic central heating control. Two UPVC double glazed windows to front. Opening onto kitchen.

Kitchen

9'10 x 6'1 (3.00m x 1.85m)

A range of wall and base units with work surfaces over. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for a washing machine and dishwasher. Space for an upright fridge/freezer. Integrated electric oven with gas hob and cooker hood over. Spotlights. Tiled floor. Cupboard housing the gas fired combi boiler. UPVC double glazed window to rear.

Inner Hallway

Door to both bedrooms and bathroom. Hive thermostat

Bedroom One

13'7 x 8'2 (4.14m x 2.49m)

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

En Suite

Modern white suite comprising of a fully tiled shower cubicle with thermostatic shower. Pedestal was hand basin and low level WC. Electric shaving point. Radiator. Extractor fan. UPVC double glazed obscure window to front.



Ground Floor Apartment

Kitchen

Lounge/Diner

Master Bedroom With Ensuite

Second Bedroom

Family Bathroom

Off Road Parking

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

9'3 x 7'0 (2.82m x 2.13m)

Radiator. UPVC double glazed window to rear.

Bathroom

7'0 x 5'8 (2.13m x 1.73m)

Three piece suite comprising of a low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Storage cupboard. Extractor fan. Radiator. UPVC obscure double glazed obscure window to rear.

Outside

To the front of the property is laid to slate chippings. A pathway leading to the front door. To the rear of the property benefits from allocated parking.

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.

Purchasers Note

There is a annual management service charge of £192. 78 for the maintenance of communal areas.



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
Made with Metropix ©2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	



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

info@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk



