

85 Manor House Road | Glastonbury | BA6 9DQ

FREEHOLD

£399,950

PROPERTY SUMMARY



A unique opportunity to purchase a mature and spacious three bedroom semi-detached property, with the bonus of an attic room and en suite, gardens, off road parking and a two bedroom detached log cabin located in the rear garden which is run as a successful Airbnb by the current vendors, centrally positioned within the historic market town of Glastonbury. There is also the bonus of the use of the community gardens for all residents to the rear. The property is being offered with NO ONWARD CHAIN. An early viewing is essential as this property has so much to offer.

Entrance Porch

9'4 x 5'10 (2.84m x 1.78m)

The gas and electric meter boxes are located here (there is a smart meter located within the house). Courtesy lighting and inner wooden part glazed door opening to

Entrance Hall

Wooden flooring and staircase rising to first floor accommodation. Under stairs storage area. Double radiator. Doors to living room and kitchen.

Living Room

14'0 x 11'4 (4.27m x 3.45m)

Wooden flooring throughout. The focal point of the room is the wooden fire surround with multi fuel burner and flagstone hearth. Double radiator. UPVC double glazed window to front elevation.

Kitchen

11'8 x 9'11 (3.56m x 3.02m)

A fitted kitchen comprising shaker style wall, drawer and base units with wooden work surfaces over. Inset ceramic Belfast sink with mixer taps over. Complementary tiling to splash prone areas. Built-in single electric oven and four ring gas hob and extractor fan over. Space for upright fridge/freezer. Breakfast bar area. Ladder radiator. Tiled flooring. Part glazed wooden door to utility room. UPVC double glazed windows to side elevation. Wooden doorway leading to

Dining Room

10'4 x 10'0 (3.15m x 3.05m)

Wooden flooring. Storage cupboards to both recesses. UPVC double glazed window to rear elevation, overlooking the garden.

Utility Room

Tiled floor. Door to rear garden and sliding door to downstairs WC. Worktop with space and plumbing for washing machine and space for under counter fridge or freezer. Built-in storage cupboard.

WC

Tiled floor. High level WC. Wall mounted wash hand basin. Radiator. Glazed window to rear.



Mature Semi-Detached Property
Three Bedrooms Plus Attic Room With En Suite
Living Room, Kitchen & Dining Room
Two Bedroom Log Cabin Within Rear Garden
Log Cabin Successfully Run As AirB&B
Off Road Parking
Patio & Gardens
Utility Room, Shower Room & Two WC's
Use of Community Gardens
NO ONWARD CHAIN



INTERESTED IN THIS PROPERTY

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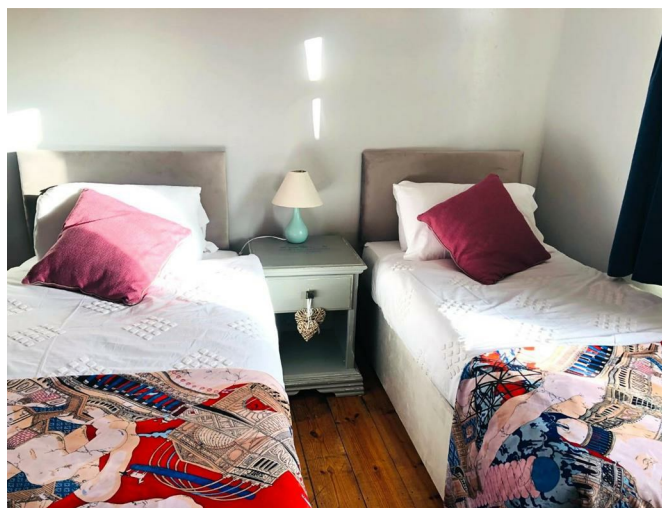
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First Floor Landing

Wooden flooring. Doors to bedrooms one, two, three and shower room and separate WC.

Bedroom One

14'1 x 10'1 (4.29m x 3.07m)

Wooden flooring. Built-in wardrobes. Built-in airing cupboard housing the wall mounted gas fired boiler. Radiator. UPVC double glazed window to front elevation.

Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

Radiator. Built-in wardrobes. Wooden flooring. UPVC double glazed window to rear elevation.

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed window to rear elevation. The bedroom is currently being used as a home office/study. Wooden flooring. Radiator. Wooden stairs rising to attic room.

Shower Room

Suite comprising walk-in double shower cubicle with mains shower over. Pedestal wash hand basin. Complementary tiling to floor and walls. Wall mounted stainless steel heated towel rail. UPVC double glazed obscured window to side elevation.

WC

Low level WC. Wall mounted wash hand basin. Tiled floor. Wooden panelling to walls. Obscure glazed window to front elevation.

Wooden Stair Case To Second Floor

Attic Room

18'1 x 9'6 (5.51m x 2.90m)

Wooden panelling with eaves storage space. Three Velux windows to two aspects. Double radiator. Wooden ledge and brace door to

En Suite Shower Room

White suite comprising wall mounted wash hand basin and close coupled WC. Walk-in shower cubicle with mains shower over. Fully tiled floor and walls to splash areas. Wall mounted stainless steel heated towel rail. Velux window.

Outside

Front Of Property

The property is accessed via a gate leading to a gravelled driveway providing off road parking for one vehicle. There is an additional gravelled area to house potted plant borders. Pathway providing side access.

Rear Garden

Initially there is a patio area providing a seating area ideal for alfresco dining. Wooden storage sheds. Mature bush and shrub borders with brick paving leading to the log cabin accommodation.

Log Cabin Accomodation

AGENTS NOTE: The current owners use and run the log cabin as successful Airbnb accommodation for guests and receive an income from this.

Open Plan Lounge/Diner/Kitchen

12'8 x 11'4 (3.86m x 3.45m)

A double aspect room providing a dining, kitchen and seating area. A contemporary fitted kitchen with a range of wall, drawer and base units with marble effect laminate work surface over. Inset one and a half bowl sink with drainer and mixer tap over. Built-in electric oven with two ring induction hob over and cooker hood. Integrated fridge/freezer, slimline dishwasher and washing machine. Wall mounted electric radiator. Double glazed front entrance door. A seamless transition into the inner hall providing access to two bedrooms and shower room. Double glazed window and additional door to front.

Bedroom One

10'1 x 7'5 (3.07m x 2.26m)

Electric wall mounted radiator. Double glazed window to rear aspect.

Bedroom Two/Sitting Room

7'5 x 7'4 (2.26m x 2.24m)

A dual purpose room. Wall mounted electric radiator. Double glazed window to rear aspect.

Shower Room

A completely tiled wet room with Mira Sport electric shower. Close coupled WC and corner wall mounted wash hand basin with cupboard under. Extractor fan. Wall mounted stainless steel heated towel rail.

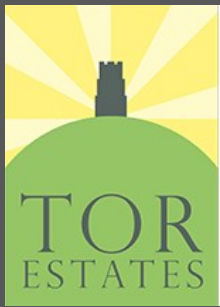
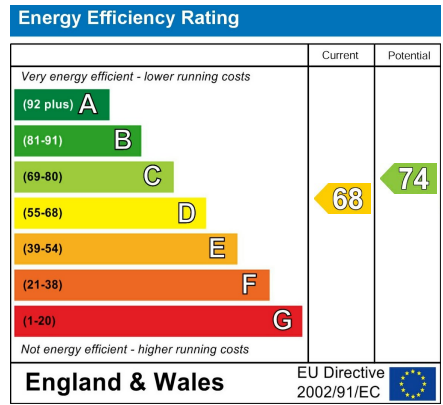
Access To Community Garden

AGENTS NOTE: The community garden does not come with the sale of 85 Manor House Road, however it can be accessed and used by number 85 as well as other residents.

Accessed via a five bar gate to the rear of number 85. There is a mature areas as well as the opportunity to be able to grow vegetables, with a seating and entertaining area to include a pizza oven and BBQ.



85 MANOR HOUSE ROAD, GLASTONBURY, BA6 9DQ
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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