

51 Compton Close | Glastonbury | BA6 9GH

FREEHOLD

£203,700



## PROPERTY SUMMARY



Well presented throughout is this two bedroom coach house with no onward chain. Comprises an entrance hall, open plan lounge/kitchen/diner, two bedrooms and a bathroom. The property benefits from a garage and off road parking space. An internal viewing is highly recommended.



### Entrance Hall

Radiator. Stairs to first floor.

### Landing

Two velux windows. Airing cupboard. Doors leading to bedrooms one, two, bathroom and open plan, lounge/diner and kitchen.

### Open Plan Lounge/Diner/Kitchen

18'6 x 19'1 (5.64m x 5.82m)

A range of wall, drawer and base units with laminate work surfaces over. Electric oven, gas hob and cooker hood over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for a fridge/freezer. Space and plumbing for a dishwasher. Walk in pantry cupboard. Dining area with space for table and chairs. Radiator. UPVC double glazed window to front.

Lounge. Radiator. Velux window.

### Bedroom One

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

Built in wardrobe. Radiator. UPVC double glazed window to front.

### Bedroom Two

11'2 x 11'11 (3.40m x 3.63m)

Radiator. UPVC double glazed window to front.

### Bathroom

Three piece suite, low level WC, wash hand basin and panelled bath with shower over. Radiator. Tiling to splash prone areas. Tiled flooring. Velux window. Extractor fan.

Two Bedroom Coach House  
Open Plan Kitchen/Lounge/Diner  
Two Bedrooms  
Bathroom  
Garden  
Garage  
Off Road Parking Space  
Double Glazing  
Gas Central Heating  
No Onward Chain



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

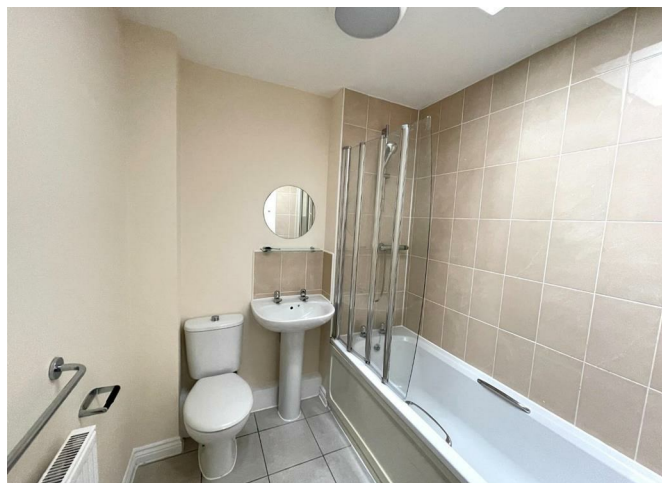
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## Rear Garden

Courtyard style garden enclosed with wooden fencing and walling. Gate to side.

## Garage

16'2 x 9'7 (4.93m x 2.92m)

Up and over door. Power and light. Door leading to under stairs storage cupboard.

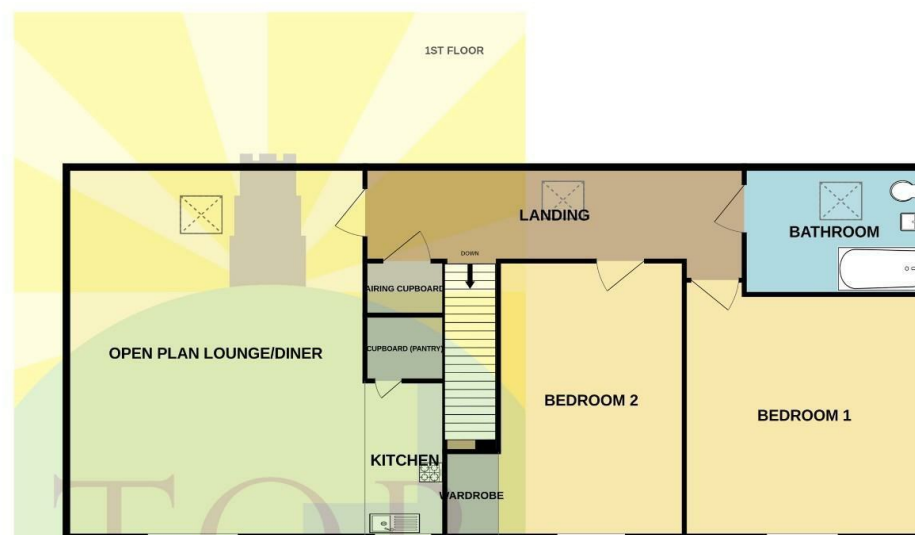
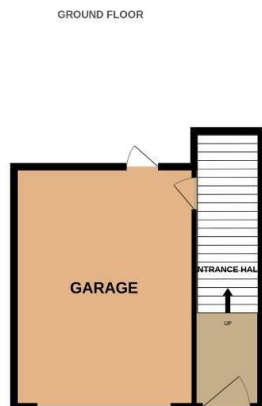
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## Purchasers Note

There is a annual Estate Management charge of £200 per annum for the upkeep of the communal areas.

The new owner would be responsible for the buildings insurance, inclusive of the garages beneath the coach house. A peppercorn charge can be requested from each of the garage occupiers.



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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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>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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