



7 Godney Close | Glastonbury | BA6 9GA

FREEHOLD

£205,000



## PROPERTY SUMMARY

2  1  1  

Offered in excellent order throughout is this freehold end of terrace two bedroom coach house, located on the edge of the popular Dunstan Park estate. Comprises an entrance hall, open plan lounge/kitchen, two bedrooms, bathroom and garage with utility cupboard. The property benefits from a garage, off road parking and an enclosed rear courtyard garden. This property is being offered with NO onward chain.

### Entrance Hall

Stairs to first floor. Door to garage.

### Garage

17'11 x 8'10 (5.46m x 2.69m)

Up and over door to front. Light and power. Door to rear garden. Utility cupboard.

### Utility Room

Work surface with inset Belfast sink. Water supply. Part tiled walls. Fitted shelving.

### Stairs To First Floor

### Landing

Door leading to open plan kitchen/diner and living area. Doors leading to bedroom one, two and bathroom. Radiator. Airing cupboard housing the gas fired boiler. Two UPVC double glazed window to rear.

### Lounge/Diner

17'11 x 12'11 (5.46m x 3.94m)

Two radiators. UPVC double glazed windows to front and rear. Space for dining furniture.

### Kitchen

9'7 x 8'1 (2.92m x 2.46m)

Fitted with a range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven, four ring gas hob and cooker hood over. Integrated fridge/freezer. Space and plumbing for dishwasher. Walk in storage cupboard. UPVC double glazed window to front.



Coach House

Open Plan Kitchen/Dining/Living Room

Two Bedrooms

Bathroom

Internl Garage

Utlity Area

Off Road Parking

No Onward Chain



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

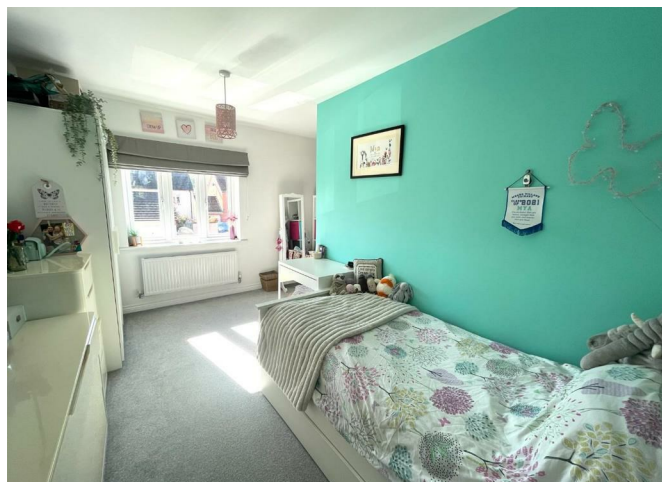
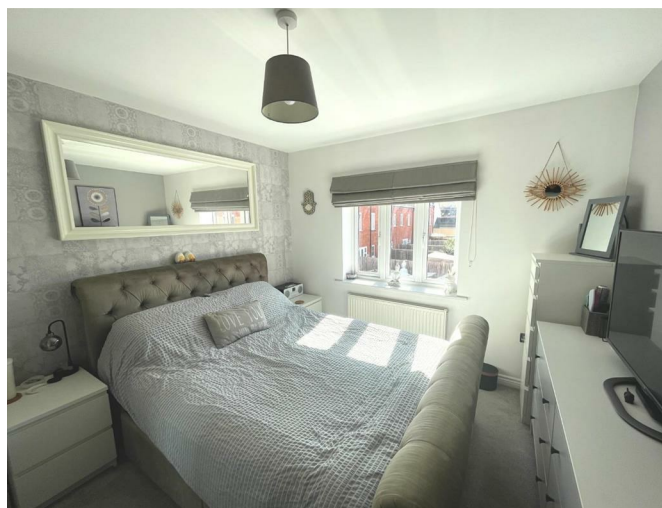
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## Bedroom One

12'3 x 10'6 (3.73m x 3.20m)

Radiator. UPVC double glazed window to front.

## Bedroom Two

13'11 x 11'6 (4.24m x 3.51m)

Loft hatch. Radiator. UPVC double glazed window to front.

## Bathroom

Three piece white suite, low level WC, wash hand basin, panelled bath with shower over. Tiling to splash prone areas. Tiled flooring. Heated towel rail. Extractor fan. UPVC double glazed window to rear.

## Front Of Property

Paved pathway leading to the covered main entrance. Off road hard-standing driveway for one vehicle. External lighting.

## Rear Garden

Raised decking area, enclosed with wooden fencing. Artificial grass area.

## Purchasers Note

Please note this is an Estate Management Charge for the upkeep of the communal areas and green spaces, estimated to be £213.00 per annum. The new owner would be responsible for the buildings insurance, inclusive of the garages beneath the coach house. A charge of 1/8 towards the cost of this can be requested from each of the garage occupiers.

## Disclaimer

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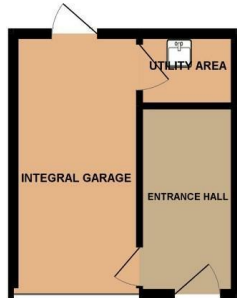
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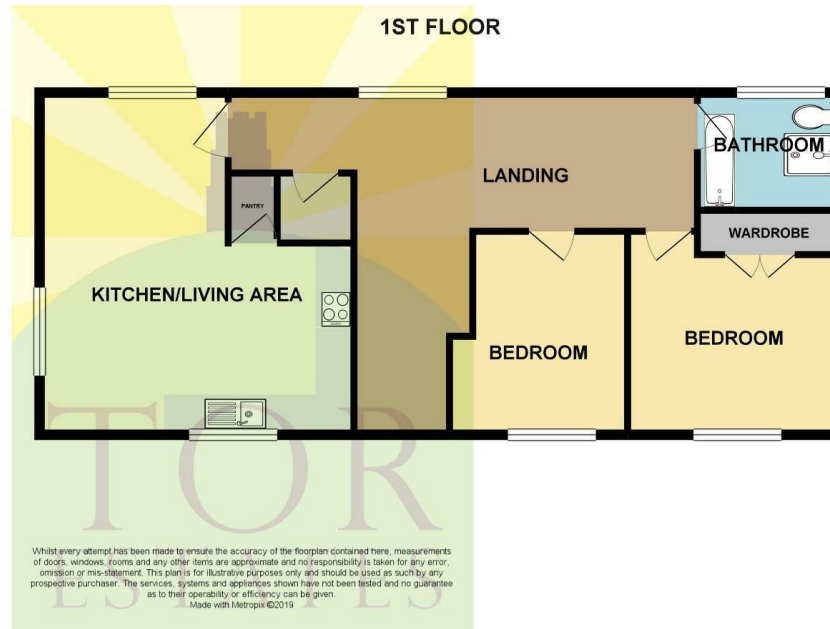
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







