

10B Landmead | Glastonbury | BA6 9DB SHARE OF FREEHOLD

£140,000



## PROPERTY SUMMARY

1  1  1  C 

This well presented, open plan apartment boasting off road parking and a large garden. The accommodation in brief offers a bright and spacious open plan living room, and kitchen as well as a double bedroom and separate shower room. Outside, the property benefits from off road parking and a large enclosed garden. Offered with no onward chain, an early viewing is highly recommended.



### Entrance

Ground floor entrance with double glazed door to front. Stairs rising to first floor. Radiator.

### Landing

Doors leading to bedroom and shower room. Spotlights. Loft access. Wooden flooring throughout. Opens out to the open plan living room/kitchen.

### Open Plan living Room/Kitchen

17'7 x 11'8 (5.36m x 3.56m)

A bright and spacious open plan living room/kitchen area. Two double glazed windows to front. Wood burner. A kitchen area fitted with a range of wall and base units with work surfaces over. One and a half stainless steel sink and drainer with mixer tap over. Integrated electric oven with gas hob and cooker hood over.

### Bedroom

10'9 x 9'0 (3.28m x 2.74m)

Radiator. Double glazed window to rear.

### Shower Room

Low level WC and wall mounted wash hand basin. Glass shower cubicle with waterfall style mains shower. Heated towel rail. Double glazed obscure window to rear.

### Outside

To the front of the property is a off road parking space for one vehicle. To the side of the property there is a long enclosed garden, laid to lawn, access via a private shingled pathway. Garden shed.

First Floor Apartment  
Open Plan Living Room/Kitchen  
Double Bedroom  
Shower Room  
Gas Central Heating  
Double Glazing  
Private Rear Garden  
Off Road Parking Space  
Close To Town Centre  
No Onward Chain



## INTERESTED IN THIS PROPERTY

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Your property may be repossessed if  
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## Glastonbury Ammenities

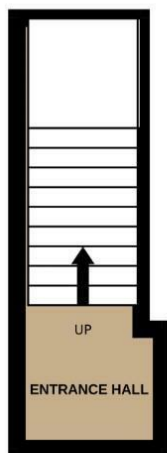
The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington

## Disclaimer

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GROUND FLOOR

1ST FLOOR



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>	71	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
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**www.torestates.co.uk**

**info@torestates.co.uk**  
**lettings@torestates.co.uk**  
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