



92 Wells Road | Glastonbury | BA6 9BP

FREEHOLD

£420,000

PROPERTY SUMMARY

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Offering fantastic space both inside and out, this 1930's two bedroom detached bungalow. The bungalow offers two double bedrooms with an en-suite to the master bedroom, two spacious reception rooms, a kitchen and a shower room. Externally, there are generous and well maintained gardens to the front and rear, a single garage, a hard standing driveway providing tandem off road parking for several cars, a workshop, storeroom and a garden studio.

Entrance Hall

Doors to living room, dining room, kitchen, both bedrooms and shower room. Airing cupboard housing the gas fired boiler. Radiator.

Kitchen

10'11 x 9'8 (3.33m x 2.95m)

Fitted with a range of wall, drawer and base units with granite effect work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated four ring gas hob with electric oven and cooker hood over. Space for an under counter fridge/freezer. Wood effect flooring. Radiator. Window to rear. Door to rear garden. Door to dining room.

Dining Room

17'8 x 13'10 (5.38m x 4.22m)

Feature fire place. Two radiators. Exposed beams. Door to entrance hall. Bay window to side. Window to side. Opening to living room.

Living Room

13'0 x 14'5 (3.96m x 4.39m)

Feature fireplace. Original tiled fireplace. Radiator. Window to front. Door to entrance hall.

Bedroom One

13'1 x 14'4 (3.99m x 4.37m)

Radiator. Bay window to front. Door to cloakroom.

En Suite

Low level WC, wash hand basin. Extractor fan.



Detached Bungalow

Living Room

Dining Room

Two Double Bedrooms

Original Features

Garden Studio

Driveway

Garage

Workshop

Storeroom



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PROPERTY**

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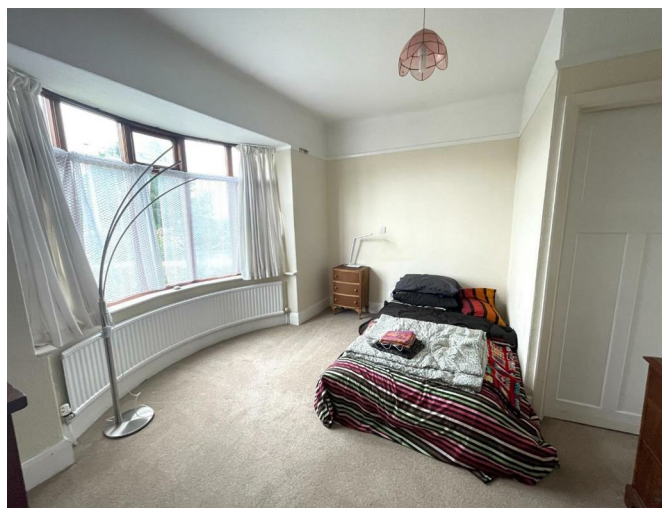
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Bedroom Two

11'0 x 11'3 (3.35m x 3.43m)

Radiator. Window to rear.

Shower Room

Low level WC, wall mounted wash hand basin. Double walk in shower with main shower over. Part tiled walls. Wall mounted electric heater. Loft hatch. Window to side.

Rear Garden

Garden laid to lawn, enclosed with wooden fencing. Outside tap. Variety of mature plants, flowers and trees. Covered area with patio. Garden studio.

Garden Studio

33'1 x 13'3 (10.08m x 4.04m)

Fully insulated. Power and light. Double glazed sliding doors to front. Double glazed windows to side and front.

Garage

Up and over door to front. Window to rear. Light and power. Door to rear, through to store room and workshop.

Workshop

11'10 x 8'0 (3.61m x 2.44m)

Windows to front and side. Door on to rear garden. Light and power. Plumbing for a washing machine. Door to store room and garage.

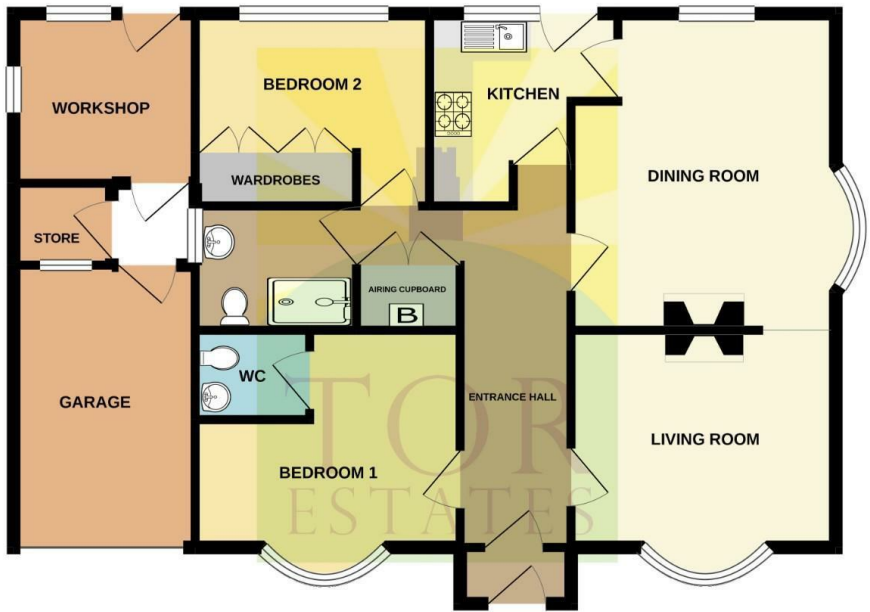
Front Of Property

The front garden is laid to lawn with a variety of mature shrubs, bushes and plants. To the left there is a hard standing driveway, providing off road parking for several vehicles along with access to the single garage and steps to the front door. To the right of the property is a pathway leading to the rear gardens.

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GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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