

2 Hartlake Close | Glastonbury | BA6 9GF

FREEHOLD

£275,000

PROPERTY SUMMARY



This well-presented three-bedroom semi-detached home is offered to the market and provides spacious, modern accommodation throughout. The property comprises an entrance hall, a bright and comfortable living room, a fitted kitchen/dining room, and a convenient cloakroom to the ground floor. Upstairs, there is a master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from a garage, off-road parking, and a fully enclosed, low-maintenance rear garden, ideal for outdoor entertaining and family enjoyment. Early internal viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Stairs to first floor. Doors leading to WC, kitchen/diner and living room. Storage cupboard.

Kitchen/Diner

16'3 x 11'6 (4.95m x 3.51m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Space for an upright fridge/freezer. Integrated electric oven, gas hob and extractor hood over. Two radiators. Space for dining furniture. UPVC double glazed window to front and rear.

WC

Low level WC and wash hand basin. Tiling to splash prone areas. Extractor fan. Radiator.

Living Room

18'10 x 10'3 (5.74m x 3.12m)

Understairs storage cupboard. Two radiators. UPVC double glazed triple aspect bay window to front, UPVC double glazed window to side and UPVC double glazed French patio doors to rear.

Landing

UPVC double glazed window. Doors leading to bedrooms one, two three and bathroom. Storage cupboard.

Bedroom One

12'8 x 10'6 (3.86m x 3.20m)

UPVC double glazed window to front and side. Door to ensuite.

En Suite

Low level WC, wash hand basin and walk in shower. Tiling to splash prone areas. Extractor fan. Radiator. UPVC double glazed obscure window to rear.



Semi Detached House

Living Room

Kitchen/Diner

WC

Master Bedroom With En Suite

Two Further Bedrooms

Bathroom

Rear Garden

Garage

Off Road Parking



**INTERESTED IN THIS
PROPERTY**

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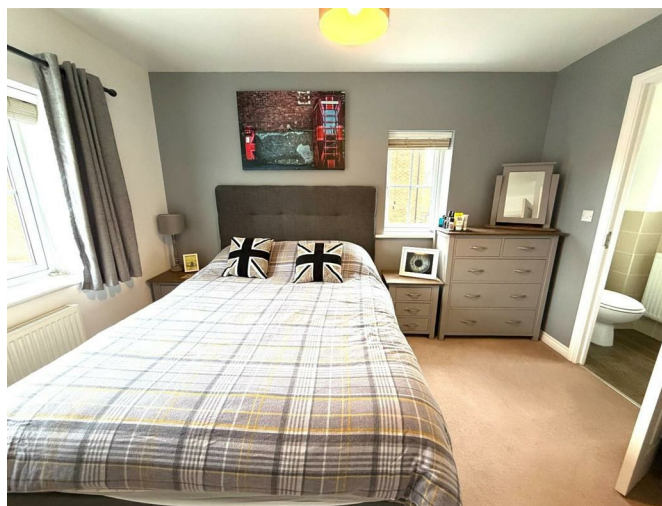
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Bedroom Two

13'4 x 9'2 (4.06m x 2.79m)

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

Bedroom Three

11'3 x 7'8 (3.43m x 2.34m)

Radiator. UPVC double glazed window to rear.

Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Extractor fan. Radiator. UPVC double glazed obscure window to rear.

Rear Garden

Patio and entertaining area. Artificial grass. Pedestrian door leading to garage. Gate leading to driveway to the side of the property

Garage

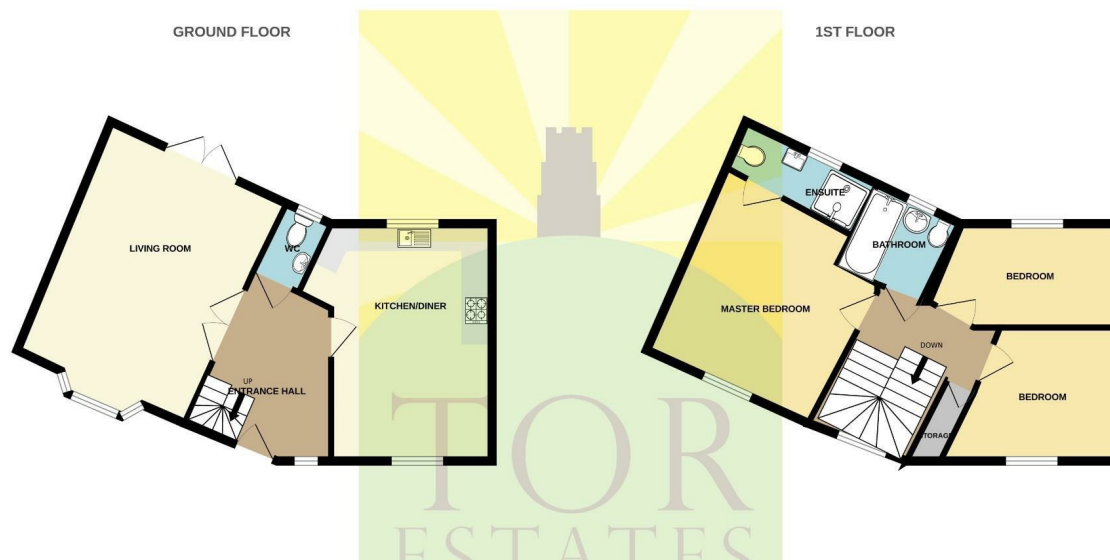
Up and over door. Power and light.

Disclaimer

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Purchasers Note

There is an annual service charge of approx £250.00 for the upkeep of the communal areas.



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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01458 888020

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG

www.torestates.co.uk

info@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk

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

