

47 Compton Close | Glastonbury | BA6 9GH

FREEHOLD

£227,500

## PROPERTY SUMMARY

2  1  1  B 

A well presented two bedroom mid-terrace house with no onward chain has come to the market. The property comprises an entrance hall, kitchen, lounge/diner, cloakroom, two double bedrooms and a bathroom . Externally the property benefits from off road parking and an enclosed rear garden. An internal viewing is highly recommended.

### Entrance Hall

Storage cupboard. Door to cloakroom, lounge/diner and kitchen.

### Kitchen

11'7 x 7'7 (3.53m x 2.31m)

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 with gas hob and cooker hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for an upright fridge/freezer. UPVC double glazed window to front.

### Cloakroom

Low level WC. Wash hand basin. Tiling to splash prone areas. Radiator.

### Lounge/Diner

15'10 x 13'5 (4.83m x 4.09m)

Radiator. Space for dining furniture. UPVC double glazed French doors leading on to rear garden.

### Landing

Doors to bedroom one, two and family bathroom. Airing cupboard.

### Bedroom One

15'10 x 11'10 (4.83m x 3.61m)

Radiator. Two UPVC double glazed windows to front.



Entrance Hall  
Cloakroom  
Kitchen  
Lounge/Diner  
Two Double Bedrooms  
Bathroom  
Gas Central Heating  
UPVC Double Glazing  
Rear Garden  
Off Road Parking



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PROPERTY**

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your mortgage



**Bedroom Two**

13'6 x 9 (4.11m x 2.74m)

Radiator. UPVC double glazed window to rear.

**Bathroom**

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

**Outside**

The rear garden is laid to lawn, enclosed with wooden fencing. Patio and entertaining area. Gate providing rear access. To the front of the property there is off road parking for one vehicle.

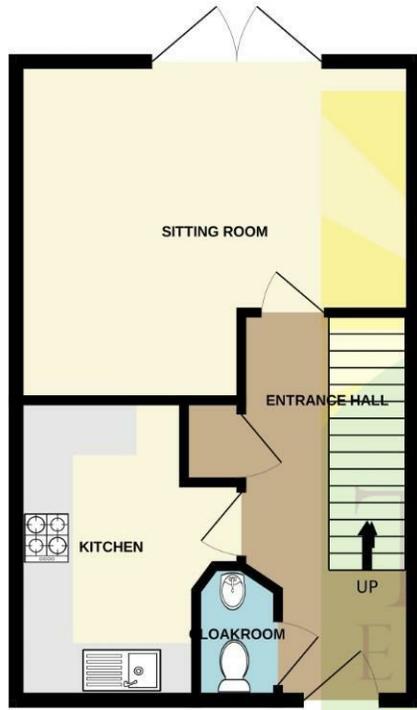
**Purchasers Note**

There is a annual service charge of £204.00 for the upkeep of the communal areas on the estate.

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GROUND FLOOR



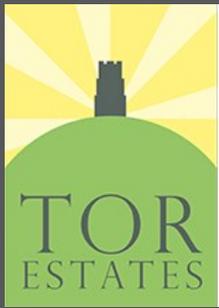
1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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