



89 Sharpham Road | Glastonbury | BA6 9GD

FREEHOLD

£285,000

PROPERTY SUMMARY

3  3  2  B 

This well presented, deceptively spacious and versatile 3/4 bedroom town house offering flexible living accommodation over three floors. The property briefly comprises of a kitchen/diner, utility room, downstairs WC, family room/bedroom four, master bedroom with ensuite, two further bedrooms and family bathroom. Outside is a rear garden, a garage and an off road parking space. An early viewing is highly recommended.

Entrance Porch

Space to store, coats and shoes. Door leading to entrance hall.

Entrance Hall

Stairs to first floor. Radiator. Door to living room. Under stairs storage cupboard.

Living Room

13'0 x 9'9 (3.96m x 2.97m)

Radiator. UPVC double glazed bay window to front. Through way into kitchen/diner.

Kitchen/Diner

16'6 x 9'9 (5.03m x 2.97m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven, gas hob and cooker hood over. Space and plumbing for dishwasher. Space for upright fridge/freezer. UPVC double glazed French doors leading to rear garden. Radiator. Door leading to utility room.

Utility Room

6'4 x 6'2 (1.93m x 1.88m)

A range of wall and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. UPVC double glazed window to rear. Space and plumbing for washing machine. Door leading to downstairs WC.

WC

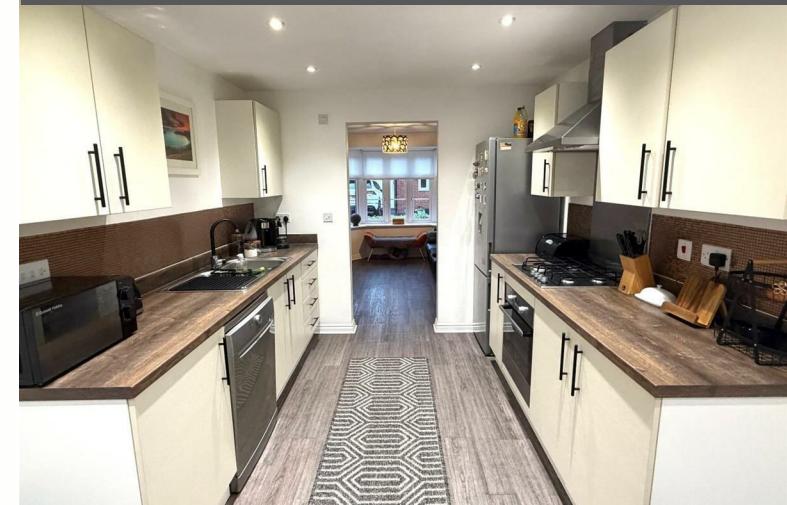
Low level WC and wash hand basin. Tiling to splash prone areas. Radiator. Extractor fan.

First Floor Landing

Radiator. Doors leading to bedroom two, bathroom and family room/bedroom four.



- Town House
- Kitchen/Diner
- Living Room
- Utility Room
- Downstairs WC
- Family Room/Bedroom Four
- Master Bedroom With En Suite
- Family Bathroom
- Rear Garden
- Garage



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Bedroom Two

15'9 x 9'4 (4.80m x 2.84m)

Radiator. Two UPVC double glazed window to rear.

Family Room/Bedroom Four

15'10 x 11'6 (4.83m x 3.51m)

Two radiators. Two UPVC double glazed window to front.

Bathroom

Low level WC, wash hand basin with storage under, and panelled bath with shower over. Tiling to splash prone areas. Radiator.

Second Floor Landing

Radiator. Doors leading to bedroom one and three. Airing cupboard.

Bedroom One

15'11 x 11'9 (4.85m x 3.58m)

Radiator. Two UPVC double glazed windows to front. Door leading to ensuite.

En Suite

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

Bedroom Three

15'10 x 9'8 (4.83m x 2.95m)

Radiator. Two UPVC double glazed windows to rear.

Rear Garden

Enclosed by wooden fencing. Decking area, perfect for entertaining. Pathway leading to rear gate leading to garage and parking space.

Garage

Up and over door. Power and light. There is one off road parking space in front of the garage.

Front Of Property

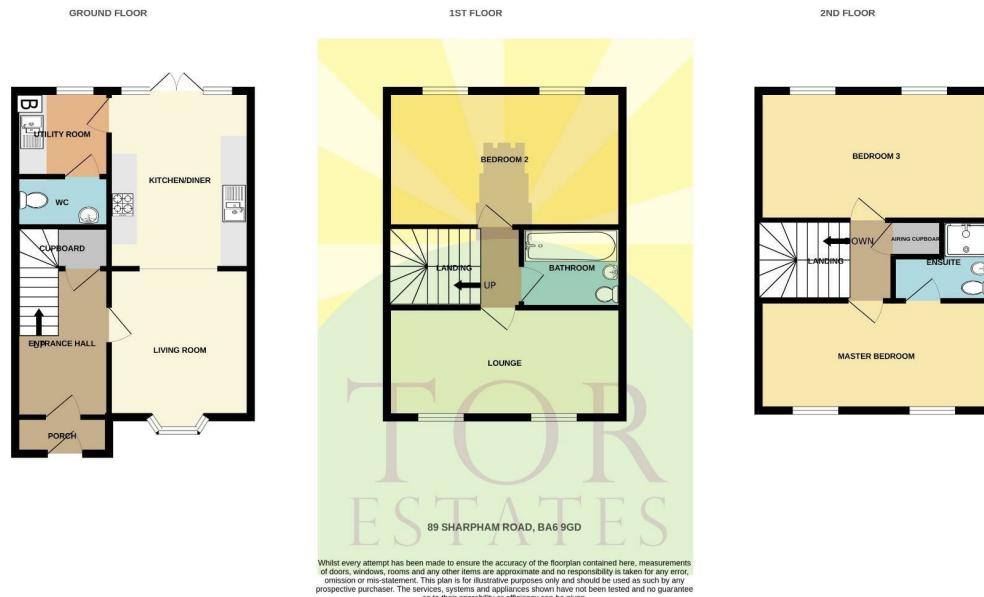
Shingle area. Accessed via a pathway to the front door.

Purchasers Note

There is a service charge of £200.00 per annum for the maintenance of the upkeep of the communal areas.

Disclaimer

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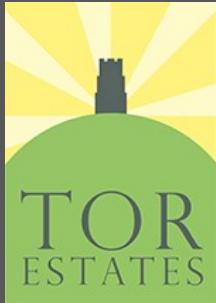


Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their working order can be given.

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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 96 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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