



7 Godney Close | Glastonbury | BA6 9GA

FREEHOLD

£205,000

## PROPERTY SUMMARY

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Offered in excellent order throughout is this freehold end of terrace two bedroom coach house, located on the edge of the popular Dunstan Park estate. Comprises an entrance hall, open plan lounge/kitchen, two bedrooms, bathroom and garage with utility cupboard. The property benefits from a garage, off road parking and an enclosed rear courtyard garden. This property is being offered with NO onward chain.

### Entrance Hall

Stairs to first floor. Door to garage.

### Garage

17'11 x 8'10 (5.46m x 2.69m)

Up and over door to front. Light and power. Door to rear garden. Utility cupboard.

### Utility Room

Work surface with inset Belfast sink. Water supply. Part tiled walls. Fitted shelving.

### Stairs To First Floor

### Landing

Door leading to open plan kitchen/diner and living area. Doors leading to bedroom one, two and bathroom. Radiator. Airing cupboard housing the gas fired boiler. Two UPVC double glazed window to rear.

### Lounge/Diner

17'11 x 12'11 (5.46m x 3.94m)

Two radiators. UPVC double glazed windows to front and rear. Space for dining furniture.

### Kitchen

9'7 x 8'1 (2.92m x 2.46m)

Fitted with 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, four ring gas hob and cooker hood over. Integrated fridge/freezer. Space and plumbing for dishwasher. Walk in storage cupboard. UPVC double glazed window to front.



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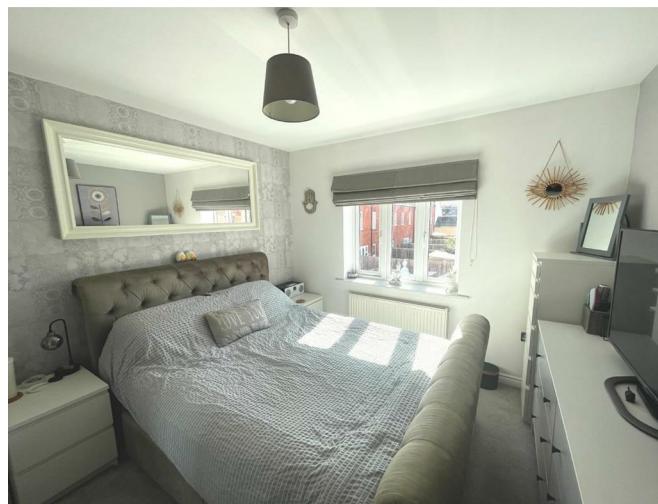
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### **Bedroom One**

12'3 x 10'6 (3.73m x 3.20m)  
Radiator. UPVC double glazed window to front.

### **Bedroom Two**

13'11 x 11'6 (4.24m x 3.51m)  
Loft hatch. Radiator. UPVC double glazed window to front.

### **Bathroom**

Three piece white suite, low level WC, wash hand basin, panelled bath with shower over. Tiling to splash prone areas. Tiled flooring. Heated towel rail. Extractor fan. UPVC double glazed window to rear.

### **Front Of Property**

Paved pathway leading to the covered main entrance. Off road hard-standing driveway for one vehicle. External lighting.

### **Rear Garden**

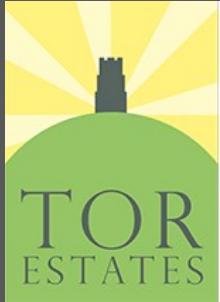
Raised decking area, enclosed with wooden fencing. Artificial grass area.

### **Purchasers Note**

Please note this is an Estate Management Charge for the upkeep of the communal areas and green spaces, estimated to be £213.00 per annum. The new owner would be responsible for the buildings insurance, inclusive of the garages beneath the coach house. A charge of 1/8 towards the cost of this can be requested from each of the garage occupiers.

### **Disclaimer**

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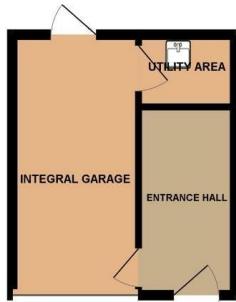
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### GROUND FLOOR



### 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) A		
(81-91) B		
(69-80) C	78	78
(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

