





3 1 2 EPC B

£235,000 Freehold

Sharpham Road
Glastonbury, Somerset
BA6 9GB

COOPER AND TANNER





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Description

The ground floor accommodation briefly comprises an entrance hallway, kitchen/breakfast room, lounge/dining room and cloakroom with WC. The contemporary kitchen features a fully integrated Beech effect suite and provides space for seating via a handy breakfast area. To the back of the property is a well-proportioned lounge/dining room, it enjoys a rear aspect and provides access out onto the private garden. There are views towards the coppice.

Two bedrooms and a modern family bathroom are located on the first floor. The larger second bedroom is an impressive size and offers a rear aspect overlooking the garden and to the small coppice beyond. A white suite has been fitted in the family bathroom, it comprises panelled bath unit with mains shower over, WC, pedestal sink and includes complimentary tiling to all splash prone areas.

The master suite is located on the top floor, this private and well-proportioned space includes a contemporary en-suite shower room and benefits from built in storage facilities.

The property benefits from off road parking which is located to the side of the house. There is also an adjoining garage which is fitted with power, light and has an up and over door. The property enjoys the benefit of rear access with an enclosed private rear garden.

The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. There is schooling to cater for infants through to secondary education with higher education available at the nearby Strode College. Street caters for a wider variety of shopping needs from its out of town shopping centre, Clarks Village and the Cultural city of Wells lies some 6 miles away. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

From the top of Glastonbury High Street, turn left. Follow this road until you reach Dunstan Park on the left. Turn left into Sharpham Road and follow this road for approximately 300 yards. This property can be identified by our for-sale board.

Local Information Glastonbury

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas Central Heating

Services: All mains services are available

Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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