





4 2 2 EPC C

£299,950 Freehold

Sharpham Road
Glastonbury, Somerset
BA6 9GB

COOPER AND TANNER





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Description

Situated on a popular edge of town development, this well-presented family home offers spacious internal living accommodation as well as parking.

The ground floor accommodation comprises entrance hall with doors leading to a lounge, separate dining room, kitchen/breakfast room, cloakroom, a useful utility room and an under stairs storage cupboard. The dual aspect lounge features French doors leading out to the walled rear garden.

The kitchen/breakfast room is fitted with a modern Beech effect suite; integrated double oven, gas hob, a 1 ½ sink with drainer and a fridge freezer. There is plumbing space for a dishwasher and access to the garden via French doors. Further plumbing, storage and side access can be found in the nearby utility room.

There are four double bedrooms on the first floor, a modern en-suite shower room and family bathroom. Access to a partially boarded loft and airing cupboard can be found on the landing.

To the rear of the property is a level garden enclosed by a rendered wall and predominantly laid to lawn. There is a good-sized patio area and side access. A further pedestrian access leads to two single garages located within a block. Parking is provided to the front of each garage.

On entering the development from Wells Road, proceed along Sharpham Road. The property can be found on the right-hand side.

The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street, including 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 with its out of town shopping centre, Clarks Village, and the cultural city of Wells lies some 6 miles way. Communication links are excellent with access to the M5 some 15 miles distant and, at Castle Cary, mainline trains run to London Paddington.

Agents Note

We have been advised by our vendor that both garages are held under long lease agreements.

Local Information Glastonbury

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas Central Heating

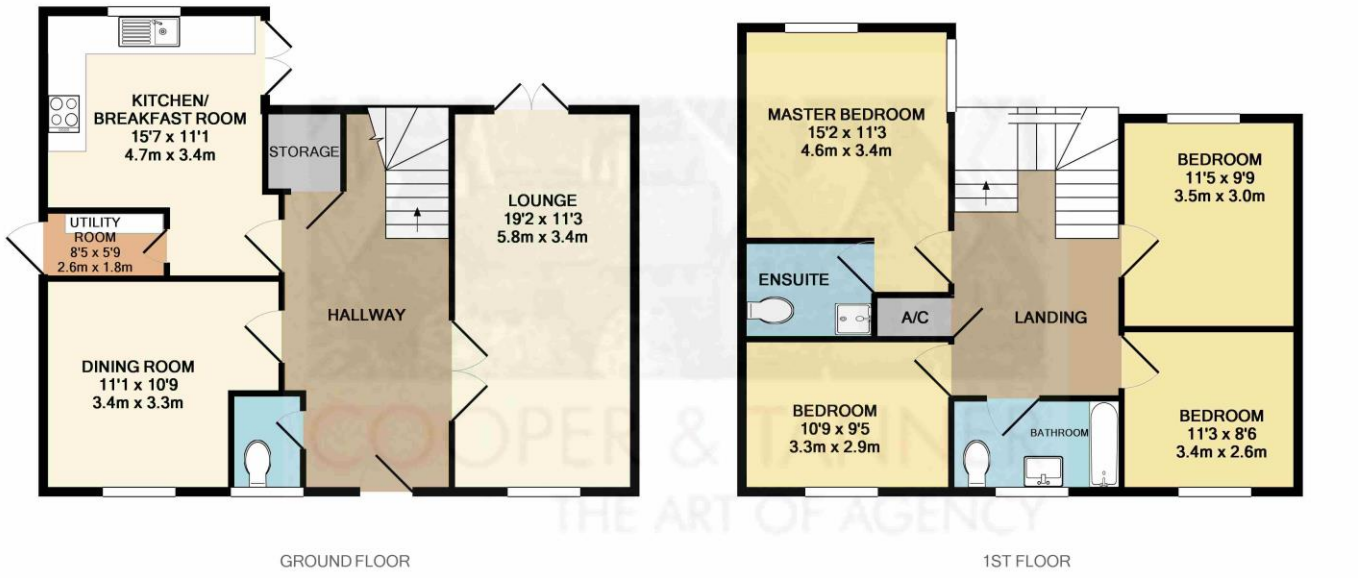
Services: All mains services are connected

Tenure: Freehold

Motorway Links
- M5
- M4

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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GLASTONBURY OFFICE
telephone 01458 831077
41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk

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