



 3  1  2 EPC B

£237,500 Freehold

Godney Close
Glastonbury, Somerset
BA6 9GA

**COOPER
AND
TANNER**



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Description

Immaculately presented former show home, set over three floors with garden, single garage and enjoying one of the best positions on the development.

The property features a variety of additional extras, including inset mirrors, fully tiled bathrooms and a fully integrated kitchen suite. The ground floor entrance hall provides access to the kitchen/breakfast room, lounge, cloakroom with WC and stairs leading to the first floor. In addition to a useful breakfast area overlooking the front garden, the contemporary kitchen features a Beech effect suite, with integrated dishwasher, fridge/freezer, washing machine and double oven with gas hob over. To the rear of the property is a well-proportioned living room, enjoying a rear aspect with French doors opening out to the private garden.

Two bedrooms and a modern family bathroom are located on the first floor. The impressively sized second bedroom benefits from built in wardrobes and offers a rear aspect overlooking the garden. The family bathroom is fitted with a white suite comprising panelled bath, WC and pedestal sink.

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

Outside

A low maintenance decorative garden is situated at the front of the property, with a pedestrian side gate leading to the rear garden, off road parking and single garage. The enclosed west facing garden features a range of decorative borders with mature shrubs and a large patio perfect for outdoor dining.

Location

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 from primary through to secondary with further education available at the nearby Strode College. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

Directions

From the top of Glastonbury High Street, turn left. Follow Wells Road until you reach Dunstan Park on the left. Turn left into Sharpham Road and, upon entering the development, you will find number 11 located to the right, identified by our for sale board.

Agents Note

Please be aware that there is an Estate Management Charge for the upkeep of communal areas and green spaces, estimated to be approximately £235 per annum.

Local Information Glastonbury

Local Council: Mendip

Council Tax Band: D

Heating: Gas Central Heating

Services: All mains services are connected

Tenure: Freehold



Motorway Links

- M4
- M5



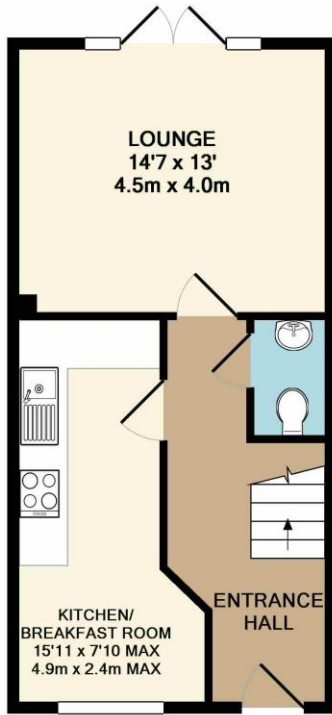
Train Links

- Castle Cary
- Yeovil Junction

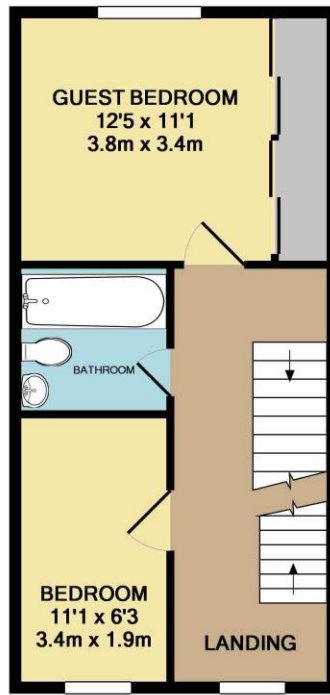


Nearest Schools

- Glastonbury
- Street



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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