





3 1 2 EPC B

£237,500 Freehold

Sharpham Road
Glastonbury, Somerset
BA6 9GB

COOPER AND TANNER




SPIDER-MAN

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Description
Well-presented three storey town house backing onto a small coppice, with the benefit of a kitchen/breakfast room, master en-suite, garage and off-road parking.

The ground floor entrance hall provides access to the kitchen/breakfast room, lounge, cloakroom with WC and stairs leading to the first floor. The contemporary kitchen features a Beech effect suite with integrated dishwasher, fridge/freezer, washing machine and oven with gas hob over. There is space for seating via a handy breakfast area, overlooking the front garden. To the rear of the property is a well-proportioned lounge/dining room, enjoying a rear aspect and providing access out to the private garden, with views towards a 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 the small coppice beyond. A white suite has been fitted in the family bathroom, comprised of a panelled bath unit with mains shower over, WC, pedestal sink and 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 and benefits from built in storage facilities.

Outside
The property benefits from off road parking which is located to the side of the house. There is a garage with an up and over door, which is fitted with power and light. A pedestrian side gate leads to an enclosed, private rear garden.

Location
The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and local supermarkets. 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.

Directions
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 and the property will be situated on your right.

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 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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