



 3  1  2 EPC C

£232,500 Freehold

Sharpham Road
Glastonbury, Somerset
BA6 9GD

COOPER
AND
TANNER



99 Sharpham Road Glastonbury, Somerset BA6 9GD

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Description

An exceptionally well-presented, end terraced home, benefiting from a master bedroom with en-suite facilities, garden and off-road parking.

The ground floor accommodation comprises of a bright and spacious entrance hall, giving access to a cloakroom WC, large kitchen/dining room and a triple aspect living room, with bay window to the front and French doors leading into the garden. The well-appointed kitchen/dining room features a range of wall and base units, with integrated electric oven, gas hob and space for white goods, including plumbing for a washing machine and dishwasher.

On the first floor are three bedrooms, including a master with en-suite shower room, a family bathroom fitted with a modern white suite, comprising of a bath with shower over, WC, wash hand basin and tiling to all splash prone areas, and a large storage cupboard.

Outside

The garden is situated to the rear of the property and is mainly laid to lawn and enclosed by wooden fencing, with a patio area for seating. A pedestrian gate to the side leads to the front of the property and the off-road parking.

Location

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 our Glastonbury office proceed to the top of the High Street and turn left onto Wells Road. After approximately two miles turn left onto Sharpham Road. Continue to the far end of Sharpham Road and the property will be situated on the left-hand side.

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: C

Heating: Gas

Services: All mains services are available

Tenure: Freehold



Motorway Links

- M4
- M5



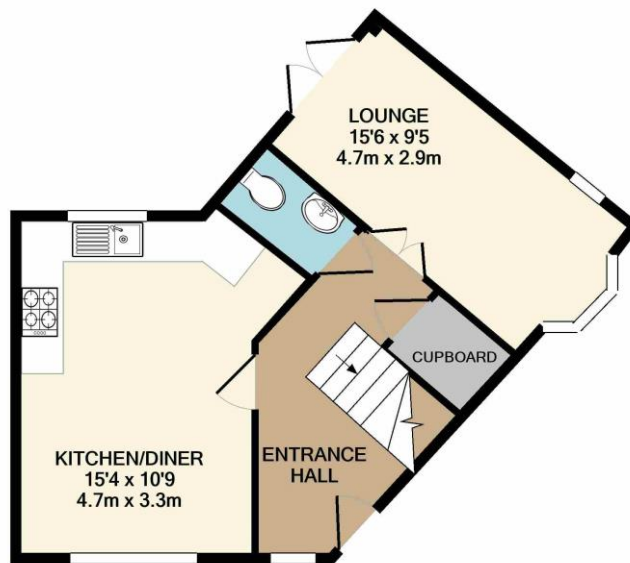
Train Links

- Castle Cary
- Yeovil Junction

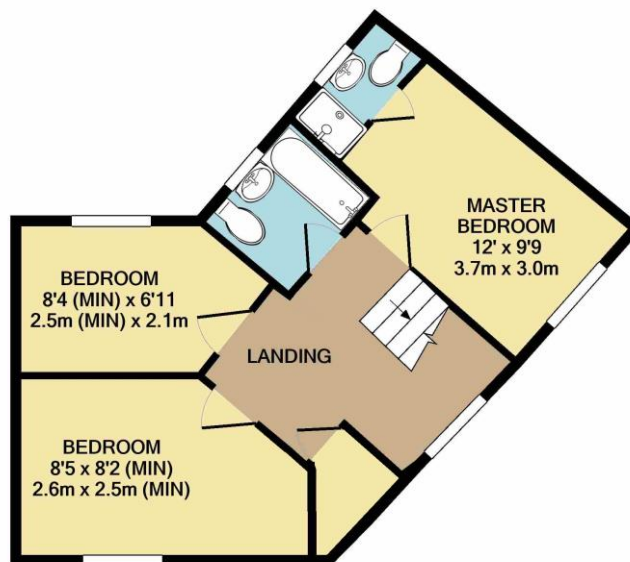


Nearest Schools

- Glastonbury
- Street



GROUND FLOOR



1ST 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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GLASTONBURY OFFICE
telephone 01458 831077
41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk

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