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£179,950 Freehold

28 Sharpham Road
Glastonbury, Somerset
BA6 9GB

COOPER AND TANNER





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Description
Rarely available coach house with the unique benefit of a secure south facing garden, single garage and freehold ownership. There is also no onward chain.

A part glazed front door leads to a ground floor entrance hall. Stairs then lead to the first-floor hallway which has windows to the rear, loft access a shelved storage cupboard containing the combi boiler and doors to all rooms.

The open plan living room features French doors opening onto a wrought iron Juliette balcony with front aspect. The kitchen area is well fitted with a range of wall and base units and includes an integrated electric oven with gas hob and extractor hood. There is further space for a washing machine, dishwasher and fridge freezer.

A door from the hallway leads to a spacious master bedroom, which has a window to the front and the benefit of a modern en-suite shower room. The white suite comprises a white suite o corner shower unit with electric shower wash basin and WC. The second bedroom is a generous sized single with window to front. The family bathroom comprises a white suite, with panelled bath, wash basin and WC. There is contemporary tiling to splash prone areas and a window to the rear.

Outside
Unusually for a coach house the property benefits from a hedged and enclosed lawned garden, which is accessed via the garage. The large garage has an up and over door, off road parking to the front and rear door access to the garden, there is power and an outside water tap.

Directions
Proceed out of Glastonbury on Wells Road. After approximately a mile and before the roundabout, turn left into Sharpham Road. Follow this road around and just after the right-hand bend there is a sharp turning to the right into the enclosed parking area where 28 Sharpham Road will be found immediately on the right.

Location
The market town of Glastonbury offers a wide variety of amenities for shopping in the high street and a local supermarket. There is schooling for infants through to secondary education with further education at the nearby Strode College. Street offers 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.

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: B

Heating: Gas central heating

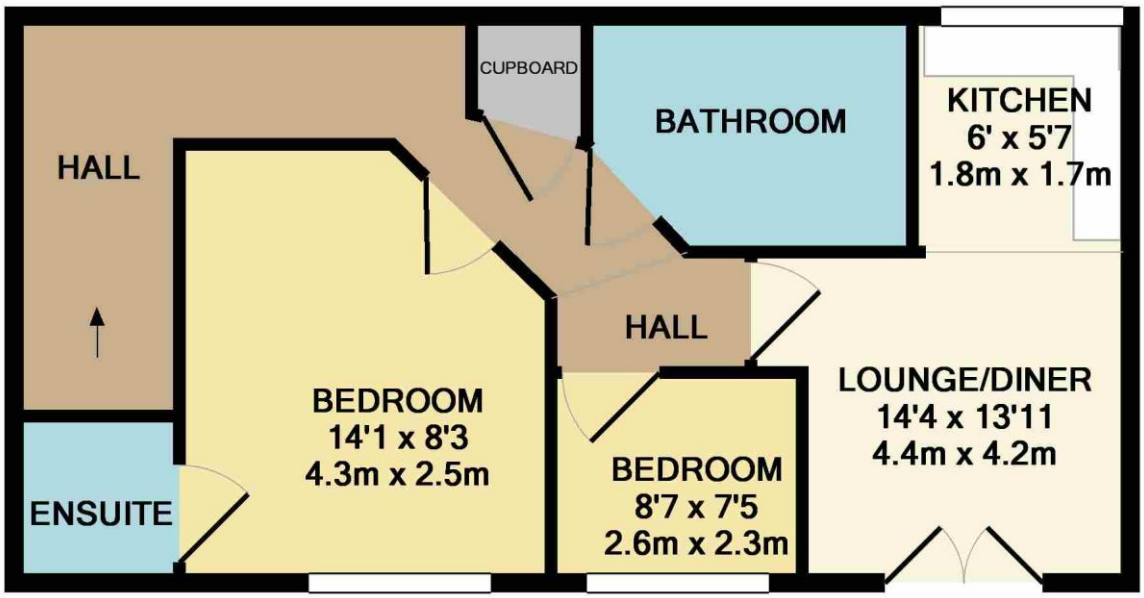
Services: All mains services are connected

Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



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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