





2 1 2 EPC C

£169,950 Freehold

Sharpham Road
Glastonbury, Somerset
BA6 9GD

COOPER AND TANNER




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Glastonbury, Somerset
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Description
Link detached two-bedroom coach house. Benefitting from a large garage, freehold tenure and no adjoining neighbours.

The part glazed front door leads to a ground floor entrance hall. Stairs then lead to the first-floor hallway which has a window to the rear, loft access and a storage cupboard housing the combi boiler.

The open plan living room has French doors opening on to a wrought iron Juliette balcony to the front. The kitchen area has a window to the rear and is well fitted with a range of wall and base units and includes an integrated electric oven with gas hob and extractor hood, and space for a washing machine, dish washer and fridge freezer.

The master bedroom has a window to the front and an en-suite shower room. This is fitted with a white suite of corner shower unit with electric shower, wash basin and WC. The second bedroom caters for a double bed and also has a window to the front. The family bathroom comprises a white suite with panelled bath, wash basin and WC. There is tiling to splash prone areas and a window to the rear.

Outside
The larger than average single garage has an up and over door and offers power and light. Off road parking is available directly in front of the garage.

Directions
Proceed out of Glastonbury on Wells Road. After approximately a mile and before the roundabout, turn left into Sharpham Road. Follow this round around a sharp right and then left bend and the property will be found on your left, marked by a Cooper & Tanner For Sale board.

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

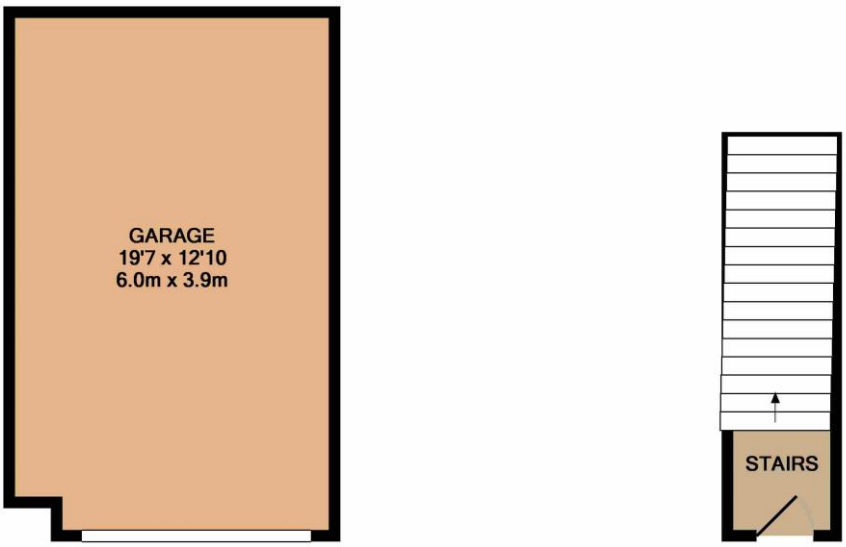
Services: All mains services are connected

Tenure: Freehold

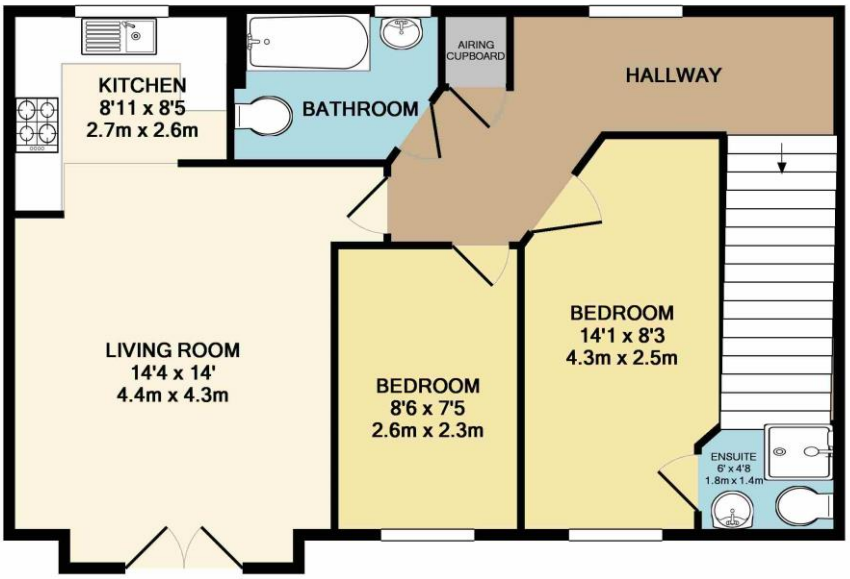
Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



ENTRANCE 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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