



 4
  2
  2 EPC E

£285,000 Freehold

Manor House Road
 Glastonbury, Somerset
 BA6 9DF

**COOPER
 AND
 TANNER**



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Description

Centrally located period home with plenty of potential and lots of scope to improve. The well-proportioned internal accommodation is set over three floors.

An entrance porch gives access to the hallway, from here doors lead to a sitting and a good size kitchen/breakfast room located at the rear. The sitting room faces south and is fitted with a gas fire positioned at the centre of the room. Sliding doors lead into a useful study space that overlooks the rear garden. The kitchen/diner enjoys a good amount of wall, drawer and base units, there is space for a cooker, plumbing for dishwasher and a built-in fridge/freezer. Doors lead to the rear garden and useful separate utility room that offers further storage, plumbing for washing machine and space for tumble dryer.

Three bedrooms and the family bathroom are located on the first floor. Two of these bedrooms benefit from built in wardrobes, the rear bedroom also enjoys views towards the Mendip hills. The well-proportioned family bathroom is fitted with a white suite, there is an electric shower over the bath and access to an airing cupboard housing the gas boiler.

The master bedroom is located on the second floor and enjoys the benefits of an en-suite shower room and plenty of built in wardrobe space. Two Velux sky lights provide further views toward the distant Mendip Hills and Glastonbury Tor at the front.

Outside

The property has the benefit of a good size, enclosed garden at the rear. There is vehicular access lane that leads to a detached garage, with a courtesy door leading into the garden.

Location

The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street, including a local supermarket. 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 with 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 distant and, at Castle Cary, mainline trains run to London Paddington.

Directions

From our Glastonbury office continue down the High Street and turn right into The Archers Way. Continue to the end of the road and turn left into Manor House Road, the property is located on the right-hand side.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: D

Heating: Gas central heating

Services: Mains series connected

Tenure: Freehold



Motorway Links

- M5
- M4



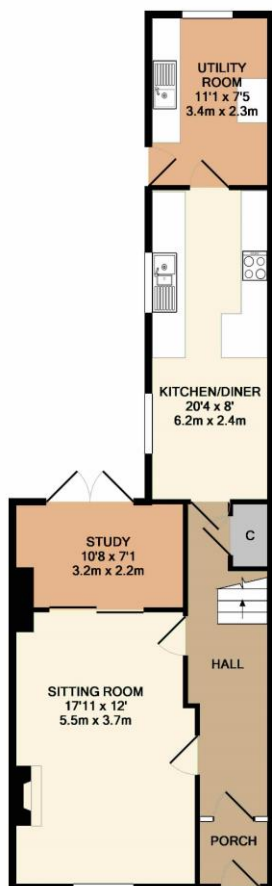
Train Links

- Castle Cary
- Yeovil junction

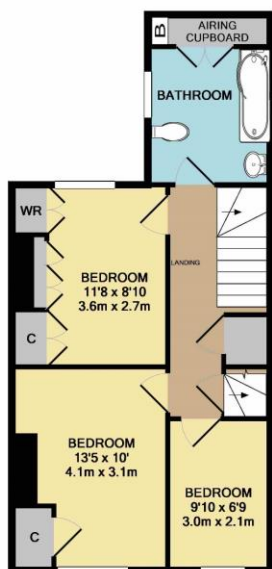


Nearest Schools

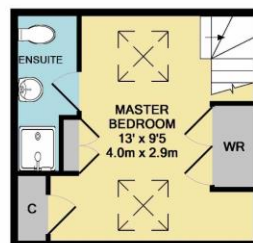
- Glastonbury
- Street



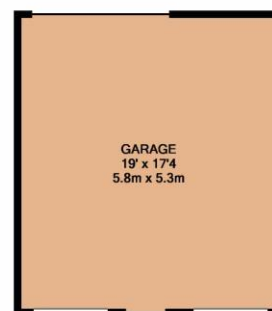
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE

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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