





2 2 1 EPC C

£245,000 Freehold

Rowley Road
Glastonbury, Somerset
BA6 8HU

COOPER AND TANNER





46 Rowley Road
Glastonbury, Somerset
BA6 8HU

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Description
Rarely available, detached two bedroom house with garden and off road parking, situated in a popular position within walking distance of the Town Centre.

The front porch leads to the dining room which provides access to the living room, kitchen, under stair cupboard and stairs leading to the first floor. The dual aspect kitchen features a range of ash fronted base and wall units, with space for a washing machine, slimline dishwasher, oven and fridge freezer. The well-proportioned living room is dual aspect with French doors leading to the west facing garden, via a lean-to.

Accessed from the landing upstairs are two bedrooms, further storage and the bathroom. Both bedrooms enjoy a Tor view, with the added benefit of built in wardrobe and shelving storage in the master bedroom. The bathroom is fitted with a white suite consisting of panelled bath, WC, wash basin and separate shower cubicle, with tiling to splash prone areas.

Fully boarded loft spaces with fitted ladders and lighting can be accessed from the kitchen and first floor landing.

Outside
The property is accessed via a tarmacadam driveway providing parking for at least two vehicles and side access to the garden. The enclosed rear garden is mainly laid to lawn, with decorative borders including several fruit bushes and trees, and a patio to the side housing a spacious fully insulated timber summerhouse with adjoining shed, both of which have power and light.

Location
Glastonbury offers a wide variety of amenities to cater for shopping, including local supermarkets. Schooling caters for infants through to secondary education, with higher education 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 distant and mainline trains run from Castle Cary to London Paddington.

Directions
From our Glastonbury office continue to the top of the High Street turning left and immediately right into Bove Town. Turn left into Rowley Road and number 46 will be on your left hand side, identified by our For Sale board.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: C

Heating: Gas central heating

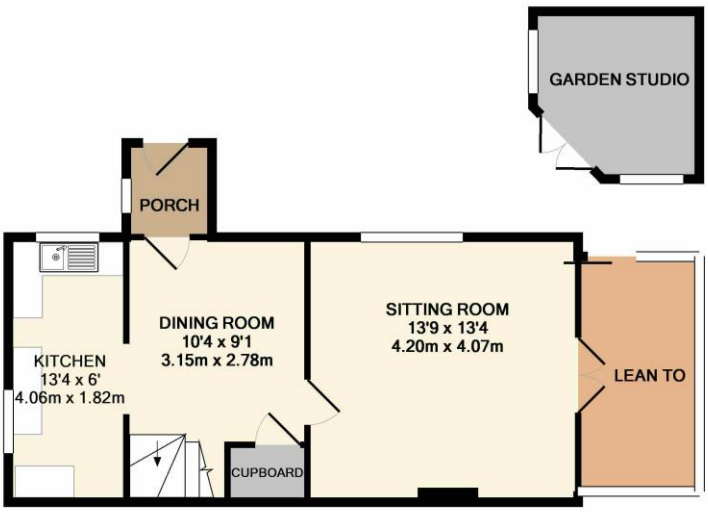
Services: All mains services are connected

Tenure: Freehold

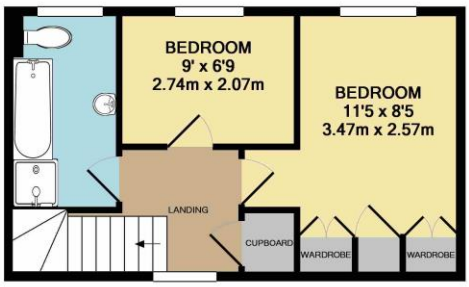
Motorway Links
- M5
- M4

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

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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