



1 Orchard Terrace | Glastonbury | BA6 9JZ

FREEHOLD

£285,000

PROPERTY SUMMARY



This delightful end of terrace cottage is situated within close proximity to Glastonbury town centre yet offers quiet seclusion. The accommodation briefly comprises an open plan lounge/diner with an exposed fireplace and fitted log burner, an archway leads onto the kitchen, a downstairs bathroom. Upstairs, there are three generous bedrooms. Outside, there are well maintained garden areas, secluded seating spots, a log cabin, single garage and off road parking. An early viewing is highly recommended.

Entrance Porch

Entrance door to side. Dual aspect glazed windows to front and side. Storage cupboard housing the electric meter. Tiled flooring, Door through to hallway.

Hallway

Stairs to first floor. Radiator. Doors through to lounge/diner.

Lounge/Diner

18'10 x 16'1 (5.74m x 4.90m)

Fully exposed brick fire place with slate hearth and inset log burner. Fitted storage cupboard. Radiator. UPVC double glazed French doors leading on to front garden. Wood effect flooring. Door to bathroom. UPVC double glazed door leading to rear garden. Opening through to kitchen.

Kitchen

4'11 x 11'6 (1.50m x 3.51m)

Fitted with a range of wall, base and drawer units with wood effect surfaces over. Inset stainless steel sink and drainer with mixer tap over. Tiling to splash prone areas. Integrated four ring gas hob and electric oven. Space and plumbing for dishwasher. Space for under counter fridge freezer, Space for upright fridge/freezer. Extractor fan. UPVC double glazed window to side.

Bathroom

Fitted with a modern white suite comprising low level WC, double walk in shower. Tiling to splash prone area, Tiled flooring, Heated towel rail. Extractor fan, Shaving point. Obscured double glazed window to rear.

Stairs To First Floor

Landing

Doors to all bedrooms, Double glazed window to rear. Loft hatch, Airing cupboard housing gas fired boiler and shelving.



End Of Terrace Cottage

Entrance Porch

Lounge/Diner

Kitchen

Bathroom

Three Bedrooms

Front Garden

Rear Garden

Log Cabin

Garage



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PROPERTY**

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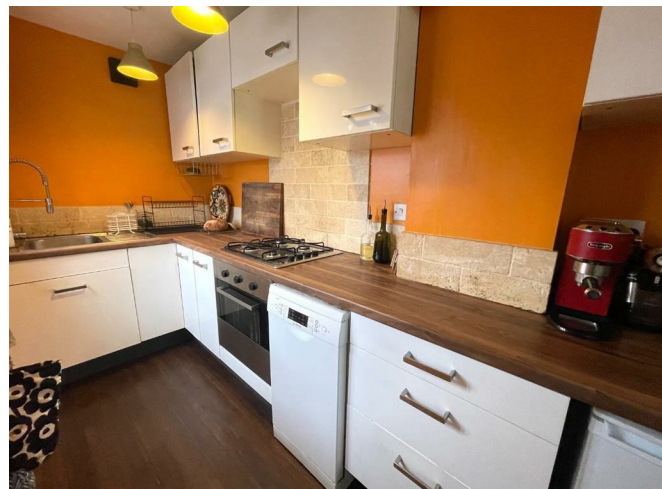
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Bedroom One

11'9 x 11'2 (3.58m x 3.40m)

Two fitted storage cupboards. Radiator. UPVC double glazed window to front.

Bedroom Two

12'6 x 7 (3.81m x 2.13m)

UPVC double glazed window to rear. Radiator.

Bedroom Three

9'3 x 7'6 (2.82m x 2.29m)

Radiator. UPVC double glazed window to rear.

Outside

Rear Garden

Covered seating area, largely laid to stone chippings with a timber storage unit. Gate through to the front garden.

Log Cabin

12'7 x 9'7 (3.84m x 2.92m)

Fully insulated with solid wood floor. Light and power, Telephone point.

Garage

UPVC double glazed French doors to front. UPVC double glazed window to side. Parking in front of the garage for one vehicle.

Front Garden

Largely laid to lawn with a variety of mature shrubs, trees and bushes. Raised flower beds. Wooden pergola. Patio seating area. Decking area leading up to the log cabin. Gate providing access to parking and garage.

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1ST FLOOR



GROUND FLOOR

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



