



85 Sharpham Road | Glastonbury | BA6 9GD

FREEHOLD

£320,000

## PROPERTY SUMMARY



Offered with no onward chain and set back from the road is this three bedroom double fronted detached house. Located on the popular Dunstan Development the property benefits from a garage, off road driveway parking, an enclosed rear garden. The property comprises an entrance hall, dual aspect living room, triple aspect kitchen/diner, cloakroom, three bedrooms, master en-suite and family bathroom. An internal viewing is strongly recommended.



### Entrance Hall

Composite entrance door to front. Doors to living room, Kitchen/diner and cloakroom. Radiator. Stairs to first floor.

### Living Room

16'8 x 10'3 (5.08m x 3.12m)

Two radiators. Dual aspect room with UPVC double glazed window to front and UPVC double glazed French doors to rear.

### Kitchen/Diner

14'3 x 8'6 (4.34m x 2.59m)

Newly fitted with a modern range of wall, drawer and base units with work surfaces over. Sink with drainer and mixer tap over. Integrated double electric oven, induction hob with cooker hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Wood effect flooring. Radiator. UPVC double glazed window to rear. UPVC double glazed door to garden.

### Dining Area

9'3 x 8'8 (2.82m x 2.64m)

UPVC double glazed window to front and side. Radiator.

### Cloakroom

Fitted with a low level WC and wash hand basin. Tiling to splash prone areas. Wood effect flooring. Extractor fan. Wall mounted electrical consumer unit.

### Landing

Doors to all bedrooms and family bathroom. Radiator. Loft access. UPVC double glazed window to rear.

### Bedroom One

10'8 x 13'3 (3.25m x 4.04m)

Two storage recesses with hanging space and shelving. Radiator. UPVC double glazed window to front. Door to ensuite.

Detached House

Three Bedrooms

Kitchen/Diner

Living Room

Cloakroom, Family Bathroom & Master En-Suite

Set Back From The Road

Enclosed Rear Garden

Garage & Off Road Driveway Parking

UPVC Double Glazing & Gas Central Heating

No Onward Chain



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PROPERTY**

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**En-Suite**

Fitted with low level WC, wash hand basin and fully tiled shower cubicle with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Radiator. Extractor fan. UPVC double glazed obscure window to rear.

**Bedroom Two**

10'4 x 9'9 (3.15m x 2.97m)

Radiator. UPVC double glazed window to front.

**Bedroom Three**

11'2 x 6'9 (3.40m x 2.06m)

Radiator. UPVC double glazed window to rear.

**Family Bathroom**

Fitted with a modern white suite comprising a low level WC, pedestal wash basin and panelled bath with mains connected shower over. Tiling to splash prone areas. Radiator. Extractor fan. UPVC double glazed window to front.

**Front Of Property**

A paved pathway leads to the covered main entrance with areas laid to lawn either side. Gravel pathway to the side leading to a timber gate providing rear access.

**Rear Garden**

Mainly laid to lawn with paved pathway leading to a timber gate providing rear access to the garage. Enclosed with timber fencing.

**Garage**

18'0 x 8'8 (5.49m x 2.64m)

Up and over door to front. Parking space providing off road parking in front of the garage..

**Purchasers Note**

There is an annual management service charge of £180.00. This is for the upkeep of the communal areas on the estate.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



