



37 Sharpham Road | Glastonbury | BA6 9GD

FREEHOLD

£175,000

PROPERTY SUMMARY



This extremely well presented ground floor apartment is spacious throughout and is situated on the popular Dunstan Park development, on the outskirts of Glastonbury. The property offers two bedrooms, a master ensuite shower room, additional bathroom, as well as a large lounge/diner and kitchen. Outside there is parking for one vehicle and a front garden.

Entrance Hall

UPVC door to front. Inner door through to living room. Large storage cupboard with shelving. Tiled floor. Radiator.

Living Room

11'11 x 11'3 (3.63m x 3.43m)

Rear doorway through to inner hallway. Radiator. Wall mounted thermostatic central heating control. Two UPVC double glazed windows to front. Opening onto kitchen.

Kitchen

9'10 x 6'1 (3.00m x 1.85m)

A range of wall and base units with work surfaces over. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for a washing machine and dishwasher. Space for an upright fridge/freezer. Integrated electric oven with gas hob and cooker hood over. Spotlights. Tiled floor. Cupboard housing the gas fired combi boiler. UPVC double glazed window to rear.

Inner Hallway

Door to both bedrooms and bathroom. Hive thermostat

Bedroom One

13'7 x 8'2 (4.14m x 2.49m)

Radiator. UPVC double glazed window to front. Door to en suite.

En Suite

Modern white suite comprising of a fully tiled shower cubicle with thermostatic shower. Pedestal was hand basin and low level WC. Electric shaving point. Radiator. Extractor fan. UPVC double glazed obscure window to front.



Ground Floor Apartment

Kitchen

Lounge/Diner

Master Bedroom With Ensuite

Second Bedroom

Family Bathroom

Off Road Parking

Gas Central Heating



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PROPERTY**

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Bedroom Two

9'3 x 7'0 (2.82m x 2.13m)

Radiator. UPVC double glazed window to rear.

Bathroom

7'0 x 5'8 (2.13m x 1.73m)

Three piece suite comprising of a low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Storage cupboard. Extractor fan. Radiator. UPVC obscure double glazed obscure window to rear.

Outside

To the front of the property is laid to slate chippings. A pathway leading to the front door. To the rear of the property benefits from allocated parking.

Disclaimer

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Purchasers Note

There is a annual management service charge of £192. 78 for the maintenance of communal areas.



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01458 888020

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG

www.torestates.co.uk

info@torestates.co.uk
lettings@torestates.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



