

27 Holm Oaks | Glastonbury | BA6 8UB

FREEHOLD

£265,000



## PROPERTY SUMMARY



This three bedroom semi detached house within the desirable village of Butleigh, which offers the opportunity to improve throughout has come to the market. Outside has an enclosed rear garden, a garage and off road parking. The property benefits from being within walking distance of the village amenities and is offered with no onward chain.

### Entrance Hall

Radiator. Stairs leading to front door. Doors leading to kitchen and lounge/diner.

### Lounge/Diner

21'6 x 10'6 (6.55m x 3.20m)

Two Radiators. Serving hatch. UPVC double glazed window. Door leading to sun room.

### Sun Room

12'5 x 8'3 (3.78m x 2.51m)

Plumbing for a washing machine. Double doors leading into rear garden.

### Kitchen

9'10 x 8 (3.00m x 2.44m)

A range of wall, drawer and base units with work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash. Wall mounted boiler. Space for an under counter fridge/freezer. Space for cooker. Radiator. UPVC double glazed obscure door to side access. UPVC double glazed window to rear.

### Landing

Doors to bedroom one, two, three and family bathroom. UPVC double glazed window to side.

### Bedroom One

11'7 x 8 (3.53m x 2.44m)

Built in cupboard. Radiator. UPVC double glazed window to front.

### Bedroom Two

9'6 7'1 (2.90m 2.16m)

Radiator. Built in cupboard. UPVC double glazed window to rear.



Semi Detached House

Lounge/Diner

Kitchen

Sun Room

Three Bedrooms

Bathroom

Rear Garden

Off Road Parking

Garage

Village Location



**INTERESTED IN THIS  
PROPERTY**

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**Bedroom Three**

7'9 x 6 (2.36m x 1.83m)

Radiator. UPVC double glazed window to front.

**Bathroom**

Three piece suite, low level WC, pedestal wash hand basin, panelled bath with shower over. Tiling to splash. Radiator. Airing cupboard. UPVC double glazed obscure window to rear.

**Rear Garden**

Patio and entertaining area. Garden laid to lawn enclosed with wooden fencing. Various plants, shrubs and bushes.

**Front Of Property**

Driveway providing off road parking.

**Garage**

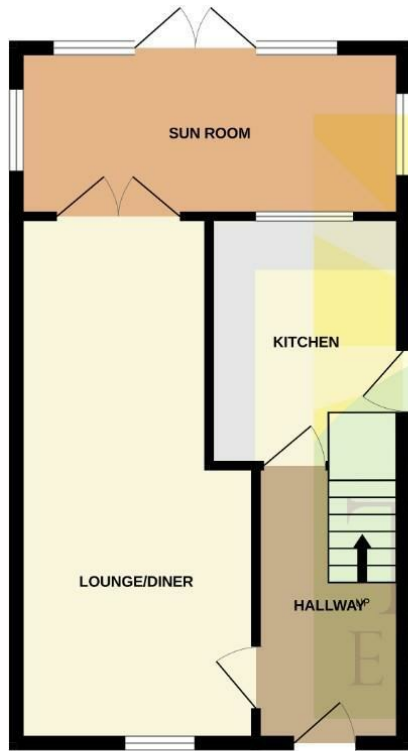
16'5 x 8'9 (5.00m x 2.67m)

Up and over door. Power and light. Window to rear. Door to side.

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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>73</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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