

58 Sharpham Road | Glastonbury | BA6 9GB

FREEHOLD

£279,950

## PROPERTY SUMMARY



An immaculately presented detached house in Glastonbury has come to the market. The property boasts a kitchen, lounge/diner, downstairs WC, master bedroom with ensuite, two further bedrooms and a bathroom. Outside is a private, low maintenance garden, a garage and off road parking. An early viewing is highly recommended.

### Entrance Hall

Doors leading to downstairs WC, Lounge/diner and kitchen. Stairs to first floor.

### WC

Low level WC, pedestal wash hand basin. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to front.

### Kitchen

10'9 x 8'11 (3.28m x 2.72m)

A range of wall, drawer and base units with works surfaces over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for a washing machine. Space for an under counter fridge/freezer. Integrated electric oven with gas hob and cooker hood over. Breakfast bar. UPVC double glazed window to front.

### Lounge/Diner

16 x 13'10 (4.88m x 4.22m)

Feature fireplace. Two radiators. Dining area. UPVC double glazed window to rear. Under stairs storage cupboard. UPVC double glazed French doors leading to rear garden.

### Landing

Doors to bedroom one, two, three and bathroom. Airing cupboard. Loft access. UPVC double glazed window to side.

### Bedroom One

11'10 x 9'3 (3.61m x 2.82m)

Radiator. UPVC double glazed window to rear. Door leading to Ensuite.

### Ensuite

Low level WC, wash hand basin and walk in shower. Tiling to splash prone areas. Extractor fan.



Beautifully Presented  
Kitchen  
Lounge/Diner  
Downstairs WC  
Master Bedroom With Ensuite  
Two Further Bedrooms  
Bathroom  
Private Rear Garden  
Garage  
Off Road Parking



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PROPERTY**

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**Bedroom Two**

10'0 x 9'3 (3.05m x 2.82m)

Radiator. UPVC double glazed window to front.

**Bedroom Three**

6'7 x 6'5 (2.01m x 1.96m)

Radiator. UPVC double glazed window to front.

**Bathroom**

Three piece white suite, low level WC, wash hand basin and  
panelled bath. Tiling to splash prone areas. Extractor fan. Radiator.  
UPVC double glazed obscure window to front.

**Rear Garden**

Secluded garden which is low maintenance. A patio perfect for  
entertaining. Views of nearby woodland. Gate leading to the side of  
property.

**Front Of Property**

A driveway providing off road parking for a couple of vehicles.

**Garage**

Up and over door. Power and light.

**Purchasers Note**

There is an annual service charge of £200.00 for the upkeep of the  
communal areas.

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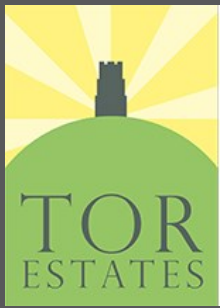


GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	75	89

