



2 Coachmans Yard | Glastonbury | BA6 9QG

LEASEHOLD

£172,500

PROPERTY SUMMARY

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Located in the heart of Glastonbury is this two bedroom ground floor apartment with a private rear garden. The property comprises of an entrance hall, open plan lounge/kitchen/diner, two bedrooms and a bathroom. This property is being offered with NO onward chain. An internal viewing is highly recommended.

Communal Entrance

Communal entrance door to front with secure telephone entry system. The property is on the ground floor.

Entrance Hall

Double airing cupboard. Doors leading to living room, bathroom and bedroom one.

Bedroom One

12'4 x 11'2 (3.76m x 3.40m)

Heater. Built in wardrobe. Two double glazed sash window to front.

Airing Cupboard

Space and plumbing for a washing machine.

Bathroom

Three piece white suite, low level WC, pedestal wash hand basin and panelled bath with shower over. Floor to ceiling tiling. Extractor fan. Heater. Heated towel rail.

Open Plan Lounge/Diner/Kitchen

17'4 x 12'4 (5.28m x 3.76m)

Heater. Double doors leading to rear garden. Door leading to bedroom Two.

Kitchen

12'4 x 8'9 (3.76m x 2.67m)

A range of wall, drawer and base units over with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven and hob with cooker hood over. Integrated dish washer. Space for an upright fridge/freezer.



Ground Floor Apartment

Two Bedrooms

Open Plan Kitchen/Lounge/Diner

Bathroom

Rear Garden

Off Road Parking Space

Electric Heaters

Close To High Street

No Onward Chain



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MORTGAGE ADVICE

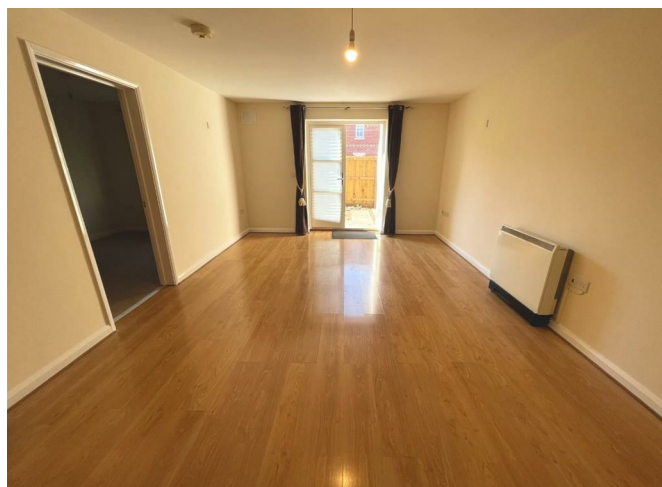
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Bedroom Two

11'5 x 8'1 (3.48m x 2.46m)

Heater. Double glazed window to rear.

Rear Garden

Patio enclosed with wooden fencing. Shed. A gate leading to rear parking area.

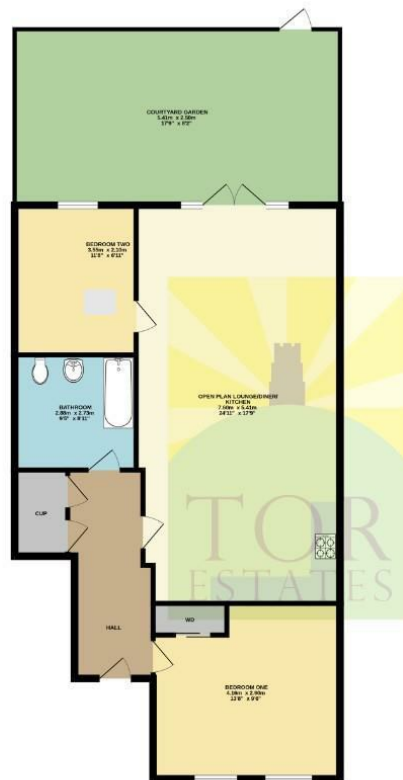
Purchasers Note

There are 978 years remaining on the lease. There is a annual management charge of £1,295.00 for the upkeep of the communal areas.

Disclaimer

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GROUND FLOOR



2 COACHMANS YARD, GLASTONBURY, BA6 9QG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	



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