

38 Tudor Pole Road | Glastonbury | BA6 9RD

FREEHOLD OIEO £350,000

## PROPERTY SUMMARY

4  2  1  B 

This immaculate four bedroom house in Glastonbury has come to the market. The property consists of a downstairs WC, living room, an open plan kitchen/diner, master bedroom with en suite, a further three bedrooms and a family bathroom. Outside has an enclosed garden and an off road parking space for two vehicles. An early viewing is highly recommended.

### Entrance Hall

Radiator. Stairs to first floor. Under stairs storage cupboard. Door leading to kitchen/diner, living room and downstairs cloakroom.

### Cloakroom

4'2 x 6'5 (1.27m x 1.96m)

Low level WC, pedestal wash hand basin with mixer tap over. Tiling to splash prone areas. Radiator. Spotlights. Extractor fan. UPVC double glazed obscure window to front.

### Living Room

10'2 x 14'11 (3.10m x 4.55m)

Radiator. UPVC double glazed window to front.

### Kitchen/Diner

19'3 x 9'8 (5.87m x 2.95m)

A range of wall, draw and base units with work surfaces over. One and a half stainless steel sink with drainer and mixer tap over. Integrated AEG dishwasher. Integrated double oven with electric hob and cooker hood over. Integrated washer/dryer. Integrated fridge/freezer. Breakfast bar. Room for a dining table and chairs. Radiator. Spotlights. UPVC double glazed French doors leading to patio and rear garden. UPVC double glazed window to rear.

### Landing

Airing cupboard. Doors leading to bedrooms two, three, four and family bathroom.

### Bedroom Four

8'9 x 10'2 (2.67m x 3.10m)

Radiator. UPVC double glazed window to rear.

### Bedroom Three

10'6 x 12'5 (3.20m x 3.78m)

Radiator. UPVC double glazed window to rear.



Semi Detached Home

Downstairs Cloakroom

Living Room

Kitchen/Diner

Master Bedroom With En Suite

Three Further Bedrooms

Bathroom

Rear Garden

Garage

Off Road Parking



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PROPERTY**

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**Bedroom Two**

10'6 x 12'1 (3.20m x 3.68m)

Radiator. UPVC double glazed window to front.

**Bathroom**

8'9 x 6'5 (2.67m x 1.96m)

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Spotlights. Heated towel rail. Extractor fan. UPVC double glazed obscure window to front.

**Stairs To Second Floor**

Storage cupboard. Door leading to master bedroom.

**Master Bedroom**

10'6 x 18'1 (3.20m x 5.51m)

Radiator. Eaves storage. Storage cupboard. UPVC double glazed window to front.

**Ensuite**

Low level WC. wash hand basin. Double walk in shower. Tiling to splash prone areas. Shaving point. Spotlights. Extractor fan. Heated towel rail. Keylite roof window.

**Rear Garden**

Laid to lawn enclosed with wooden fencing. Gravel area, perfect for entertaining. Paved walkway to the garage and side access.

**Garage**

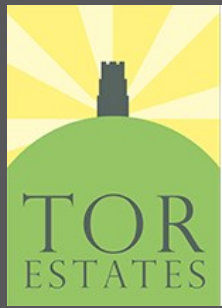
Up and over door. Power and light. Pedestrian double glazed UPVC door leading to garden.

**Front Of Property**

Pathway leading to the front door. Private driveway providing off road parking for two vehicles.

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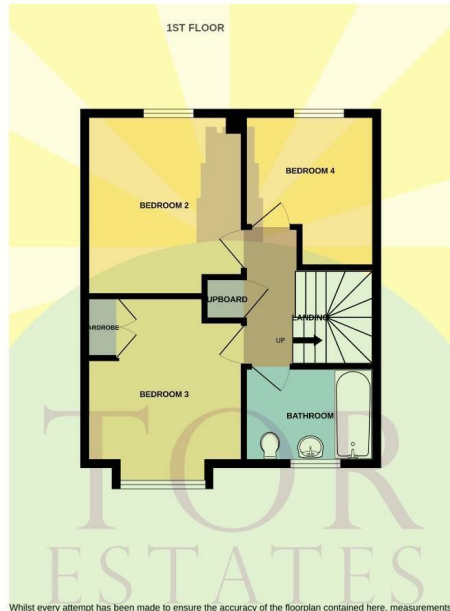
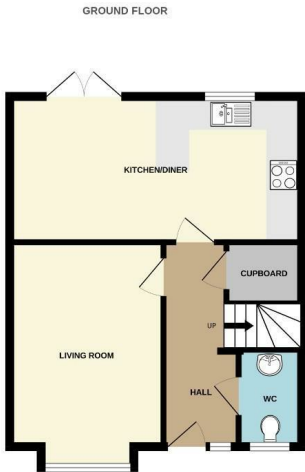
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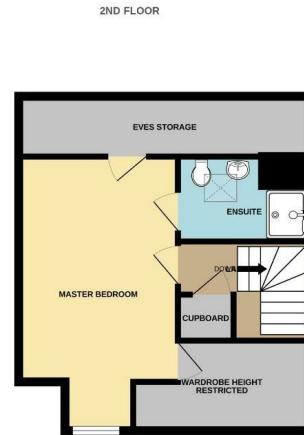
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Made with Metroplan 5/2024



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>86</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<br>2002/91/EC |           |



