



13 Windmill Hill Road | Glastonbury | BA6 8EP

FREEHOLD

£287,500

## PROPERTY SUMMARY

3  1  1  D 

Nestled on the Windmill Hill Road in Glastonbury, is this well presented semi detached house. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests. One of the standout features of this home is the stunning views of the iconic Glastonbury Tor, which can be enjoyed from various vantage points within the house. An early viewing to see what this property has to offer is highly recommended.

### Entrance Hall

Radiator. Stairs to first floor. Doors leading to kitchen and living room. Tiled flooring.

### Living Room

12'8 x 12'5 (3.86m x 3.78m)

Wood effect flooring. Feature fireplace. Radiator. UPVC double glazed window to rear.

### Kitchen

12'9 x 9'1 (3.89m x 2.77m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Built in double electric oven. Built in microwave. Built in four ring gas hob. Integrated dishwasher. Tiled flooring. UPVC double glazed window to front and side. Cupboard housing a new Worcester Bosch boiler. Door leading to dining room and door to rear hall way.

### Rear Hallway

UPVC double glazed door to front. UPVC double glazed door leading to rear. Door leading to utility room. Door leading into downstairs WC.

### WC

Low level WC. UPVC double glazed obscure window to rear.

### Utility Room

12'2 x 5'6 (3.71m x 1.68m)

A range of wall, base and drawer units with laminate work surfaces over. Space for an under counter fridge and freezer. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. UPVC double glazed obscure window to front.



- Semi Detached
- Kitchen
- Dining Room
- Living Room
- Downstairs WC
- Utility Room
- Three Bedrooms
- Bathroom
- Rear Garden
- Off Road Parking



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### **Dining Room**

11'0 x 9'11 (3.35m x 3.02m)

Radiator. UPVC double glazed window to rear. Wood effect flooring.

### **Landing**

Loft Access. Airing cupboard. Doors leading to bedrooms one, two, three and bathroom. UPVC double glazed window to front.

### **Bedroom One**

12'4 x 11'1 (3.76m x 3.38m)

Radiator. UPVC double glazed window to rear. Views on Glastonbury Tor.

### **Bedroom Two**

10'11 x 10'2 (3.33m x 3.10m)

Radiator. UPVC double glazed window to rear. Views of Glastonbury Tor.

### **Bedroom Three**

8'3 x 7'3 (2.51m x 2.21m)

UPVC double glazed window to front. Wood effect flooring.

### **Bathroom**

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

### **Rear Of Property**

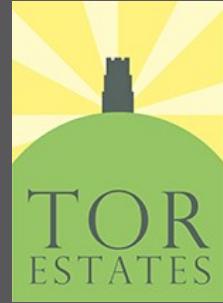
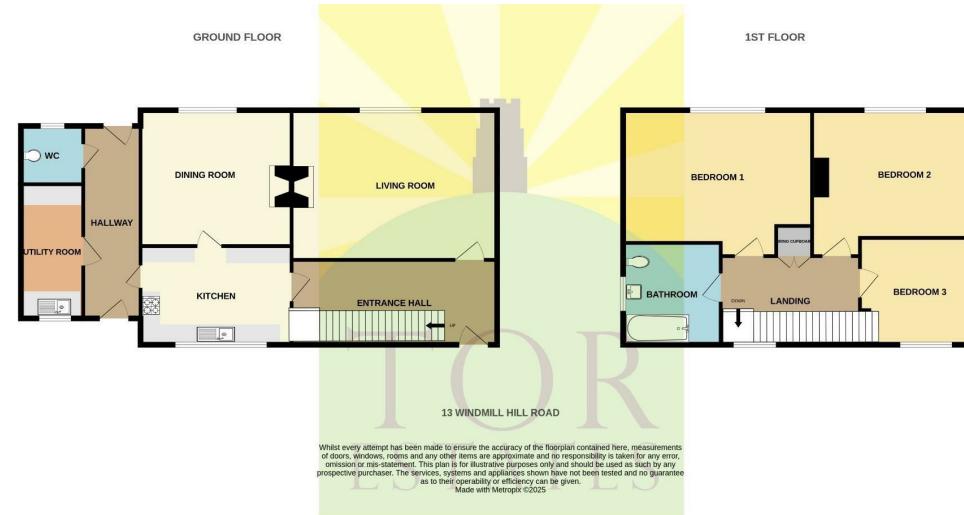
Garden laid to lawn enclosed with wooden fencing. Various attractive mature plants, bushes and trees. A pond. Two glass green houses. Wooden shed.

### **Front Of Property**

Front garden is laid to shingle. Various plants and bushes. Driveway providing off road parking for two vehicles.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

