



St. Benedicts Close | Glastonbury | BA6 9NA

FREEHOLD

£275,000



## PROPERTY SUMMARY



Offered in excellent condition is this semi-detached home. With three well-proportioned bedrooms and a inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space.

The property boasts an allocated parking space, making it easy to come and go as you please. Additionally, the location is a mere short walk from the bustling high street of Glastonbury. With no onward chain, this home is ready for you to move in and make it your own.



### Entrance Hall

Doors leading to cloakroom, kitchen/diner and living room. Radiator. Under stairs storage cupboard. Stairs to first floor. Double glazed window to front.

### Kitchen/Diner

15'7 x 7'11 (4.75m x 2.41m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Recently installed Bosch integrated electric oven, induction hob and cooker hood over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Cupboard housing the gas fired boiler. Space for dining furniture. Radiator. Double glazed window to front.

### Living Room

14'7 x 12'0 (4.45m x 3.66m)

Radiator. UPVC double glazed window to rear. UPVC double glazed sliding patio doors to rear.

### Cloakroom

Low level WC, wash hand basin with storage under. Radiator. UPVC double glazed obscure window to side.

### Landing

Airing cupboard. Radiator. Loft access. Doors leading to bedrooms, one, two three and bathroom.

### Bedroom One

8'7 14'8 (2.62m 4.47m)

Radiator. Built in wardrobes. UPVC double glazed window to front with views across St Benedict's church.

Semi Detached House

Kitchen/Diner

Living Room

Cloakroom

Three Bedrooms

Bathroom

Rear Garden

Off Road Parking Space

No Onward Chain

Close To Glastonbury High Street



## INTERESTED IN THIS PROPERTY

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### Bedroom Two

12'1 x 8'1 (3.68m x 2.46m)

Radiator. UPVC double glazed window to rear.

### Bedroom Three

12'1 x 6'3 (3.68m x 1.91m)

Radiator. UPVC double glazed window to rear.

### Bathroom

Recently updated toilet and sink combined vanity unit. Double walk in shower. Tiling to splash prone areas. Wall mounted towel rail. Extractor fan. Spotlights.

### Front Of Property

The property is accessed via a paved pathway leading to the front entrance. Areas laid to stone chippings with low level brick walling to surround.

### Rear Garden

Laid to patio enclosed with wooden fencing. Pathway leading to the rear gate providing access to the allocated parking space. Shed.

### Disclaimer

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# 1ST FLOOR

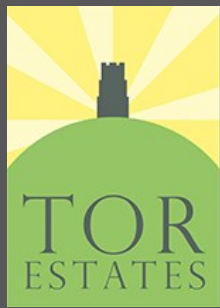
## GROUND FLOOR



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) <b>A</b>                          |                            | <b>90</b> |
| (81-91) <b>B</b>                            | <b>77</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 |           |



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