



17 Coachmans Yard | Glastonbury | BA6 9QG

LEASEHOLD

£175,000



## PROPERTY SUMMARY



A contemporary style ground floor two bedroom apartment with NO onward chain conveniently positioned within a level and short walk of the historic town centre of Glastonbury. The property comprises; entrance hall, open plan lounge/diner/kitchen, two bedrooms and private courtyard garden and an allocated parking space. An early viewing is highly recommended.

### ENTRANCE HALL

Doors leading to bedrooms one, two, bathroom and living room. Two storage cupboards.

### OPEN PLAN LOUNGE/DINER/KITCHEN

18'4 x 26'3 (5.59m x 8.00m)

### KITCHEN/DINER

A range of wall, drawer and base units with laminate work surfaces over. Integrated oven, electric hob and cooker hood over. Integrated fridge/freezer. Integrated dishwasher. Stainless steel sink with drainer and mixer taps over. Spotlights.

### LOUNGE AREA

Double doors leading to rear garden. Two electric heaters.

### BEDROOM ONE

10'3 x 14'6 (3.12m x 4.42m)

Double glazed window to front. Electric heater. Built in wardrobe.

### BEDROOM TWO

12'5 x 7'8 (3.78m x 2.34m)

Electric heater. Double glazed window to rear.

### BATHROOM

5'7" x 6'8" (1.70 x 2.03)

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Fully tiled. Extractor fan. Heated towel rail. Cupboard housing the hot water tank. Cupboard with space and plumbing for a washing machine.

### REAR GARDEN

Enclosed with wooden fencing. Patio and entertaining area. Gravel area.



Ground Floor Apartment

Two Double Bedrooms

Private Courtyard Garden

Open Plan Lounge/Diner/Kitchen

Bathroom

One Allocated Parking Space

Walking Distance To High Street

No Onward Chain



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

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## PURCHASERS NOTE

There is 979 years remaining on the lease.

There is an quarterly management charge of approx ~£329.75 which includes ground rent.

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17 COACHMANS YARD, GLASTONBURY, BA6 9QG

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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>	70	76
(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	



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