



# Olive

ESTATE AGENTS



## 5 Tudor Pole Road, Glastonbury, BA6 9RD £135,000

\*\*\* SHARED OWNERSHIP OF 40% \*\*\* THREE BEDROOMS \*\*\* SOUTH FACING GARDEN \*\*\* TWO PARKING SPACES \*\*\* QUIET CUL-DE-SAC \*\*\* WELL PRESENTED THROUGHOUT \*\*\* KITCHEN/DINER \*\*\* LIVING ROOM \*\*\* NICE SIZED GARDEN \*\*\* DOWNSTAIRS WC \*\*\* POPULAR KINGSFIELD ESTATE \*\*\* CLOSE PROXIMITY TO GLASTONBURY HIGH STREET \*\*\* LEASEHOLD \*\*\* 94 YEARS REMAINING ON LEASE \*\*\* COUNCIL TAX BAND C \*\*\* EPC B \*\*\* RENT/SERVICE CHARGE IS £420.24 \*\*\*

### Entrance

Entrance into an entrance hall with radiator, ceiling light, stairs to first floor landing, door into the Living Room.



### Downstairs WC

Ceiling light, Radiator, towel rail, low level WC, wash hand basin, vinyl flooring, tiled walls.



### Living Room

A front aspect room with a UPVC double glazed window, fitted blinds, ceiling light, radiator, door to the Downstairs WC, and door to storage cupboard, and door into the Kitchen/Diner.



### Kitchen/Diner

A rear aspect room with a UPVC double glazed window, and UPVC French double doors with fitted blinds leading out to the rear garden. Ceiling spotlights, radiator, tiled flooring. Kitchen has been fitted with a range of base and eye level units, square edge work surfaces, space and plumbing for a washing machine, integrated fridge/freezer, sink, integrated oven with four ring induction hob above, extractor fan, ample space for dining table and chairs. The Kitchen also houses the Wall mounted Worcester Boiler system.



### Bedroom One

A front aspect room with UPVC double glazed windows, fitted blinds, ceiling light, radiator, full width mirrored wardrobe.



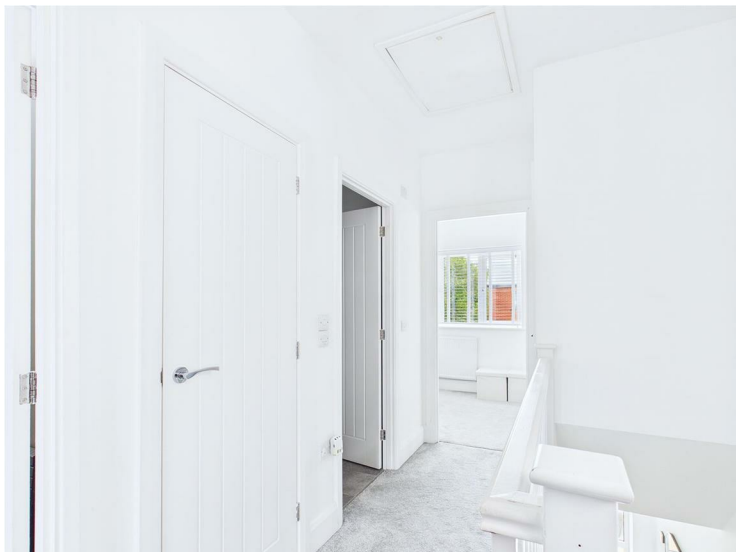
### Bedroom Two

A rear aspect room with a UPVC double glazed window, fitted blinds, ceiling light, radiator.



### Landing

Side aspect UPVC double glazed window, loft hatch giving access to the roof space (partly boarded), ceiling light, doors to bedrooms one, two, three and family bathroom, doors to two storage cupboards.



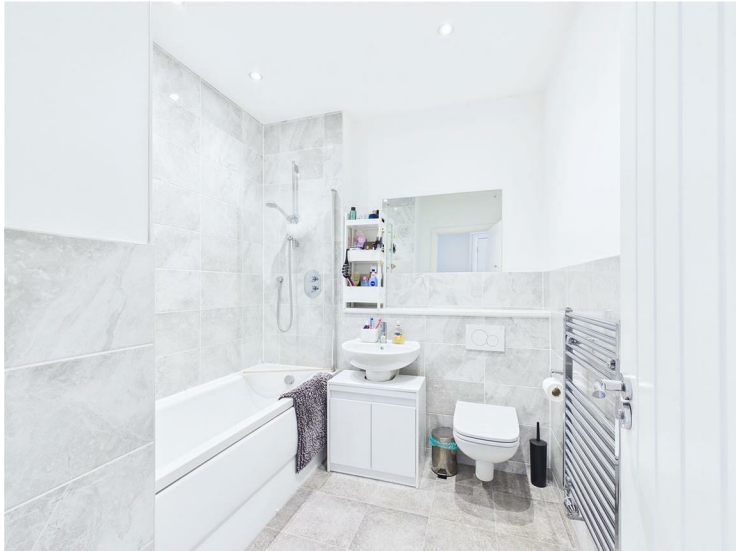
### Bedroom Three

A rear aspect room with a UPVC double glazed window, fitted blinds, ceiling light, radiator.



### Family Bathroom

Ceiling spotlights, extractor fan, vinyl flooring, tiled walls, low level wc, wash hand basin, chrome ladder style radiator, bath with shower screen to one end and mains shower attachment over.



### South Facing Garden

A nice sized South facing garden, enclosed by panel fencing, patio walkway down the side of the property, with gated access to the front, 10ft by 5ft shed to one corner, laid with astro turf for low maintenance.



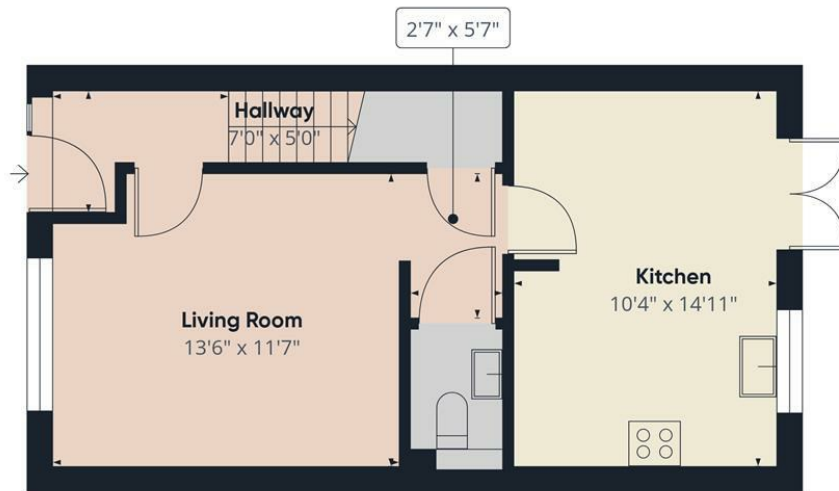
### Parking

Two spaces to the front of the property.

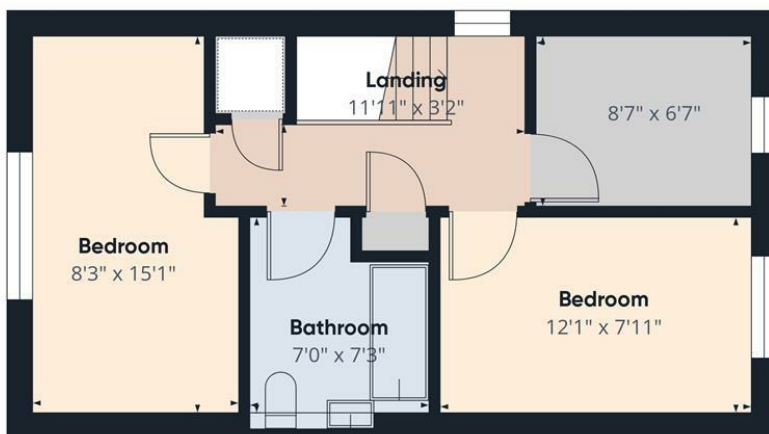


**AGENT NOTE**

This Property is being marketed by an employee of Olive Estate Agents.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
786 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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