



1 Compton Close | Glastonbury | BA6 9GH

FREEHOLD

£265,000

## PROPERTY SUMMARY

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A well presented four bedroom mid-terraced house with no onward chain has come to the market. Comprises of an entrance hall, living room, kitchen/diner, cloakroom, four bedrooms, family bathroom and master en-suite. Outside, has a garage, off road driveway parking for two vehicles and an enclosed low maintenance rear garden. An internal viewing is strongly recommended.



### ENTRANCE PORCH

Composite entrance door to front. Doors leading to kitchen/diner, living room and cloakroom. Stairs to first floor. Under stairs storage cupboard. Wood effect flooring. Radiator.

### KITCHEN/DINER

16'1" x 11'4" (4.90m x 3.45m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven, hob and cooker hood over. Integrated wine cooler. Space and plumbing for washing machine. Space for an upright fridge/freezer. Radiator. UPVC double glazed windows to front and rear. UPVC double glazed door to rear.

### LIVING ROOM

16'1" x 11'4" (4.90m x 3.45m)

Two radiators. UPVC double glazed French doors to rear. UPVC double glazed window to front.

### CLOAKROOM

Low level WC and pedestal wash hand basin. Tiling to splash prone areas. Extractor fan. Radiator.

### LANDING

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

### BEDROOM ONE

10'3" x 11'7" (3.12m x 3.53m)

Radiator. UPVC double glazed window to front. Door leading to en suite.

### EN SUITE

Low level WC, pedestal wash hand basin and shower cubicle with main connected shower. Tiling to splash prone areas. Radiator. Extractor fan. UPVC double glazed obscure window to side.

### BEDROOM TWO

10'5" x 9'4" (3.18m x 2.84m)

Radiator. UPVC double glazed window to front.



- Mid Terraced House
- Kitchen/Diner
- Living Room
- Cloakroom
- Master Bedroom With En Suite
- A further Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Garage
- Off Road Parking

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### **BEDROOM THREE**

10'2" x 6'7" (3.12 x 2.03)

Radiator. UPVC double glazed window to rear.

### **BEDROOM FOUR**

6'3" x 6'7" (1.93 x 2.01)

Radiator. Built in storage cupboard. UPVC double glazed window to front.

### **FAMILY BATHROOM**

Fitted with a white, three piece suite comprising of a low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to rear.

### **FRONT OF PROPERTY**

The property is accessed via a paved pathway leading to the covered main entrance with area laid to slate shingle either side.

### **REAR GARDEN**

A low maintenance rear garden which has been laid to artificial lawn. Patio and entertaining area. Gated rear access leading to the off road parking area and garage

### **GARAGE**

17'4" x 8'2" (5.28m x 2.49m)

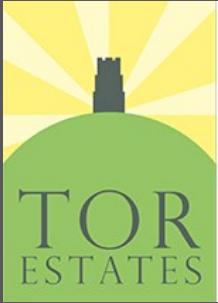
To the rear of the property under the neighbouring coach house. Up and over door to front. UPVC double glazed obscured window to rear. Off road parking for two vehicles.

### **DISCLAIMER**

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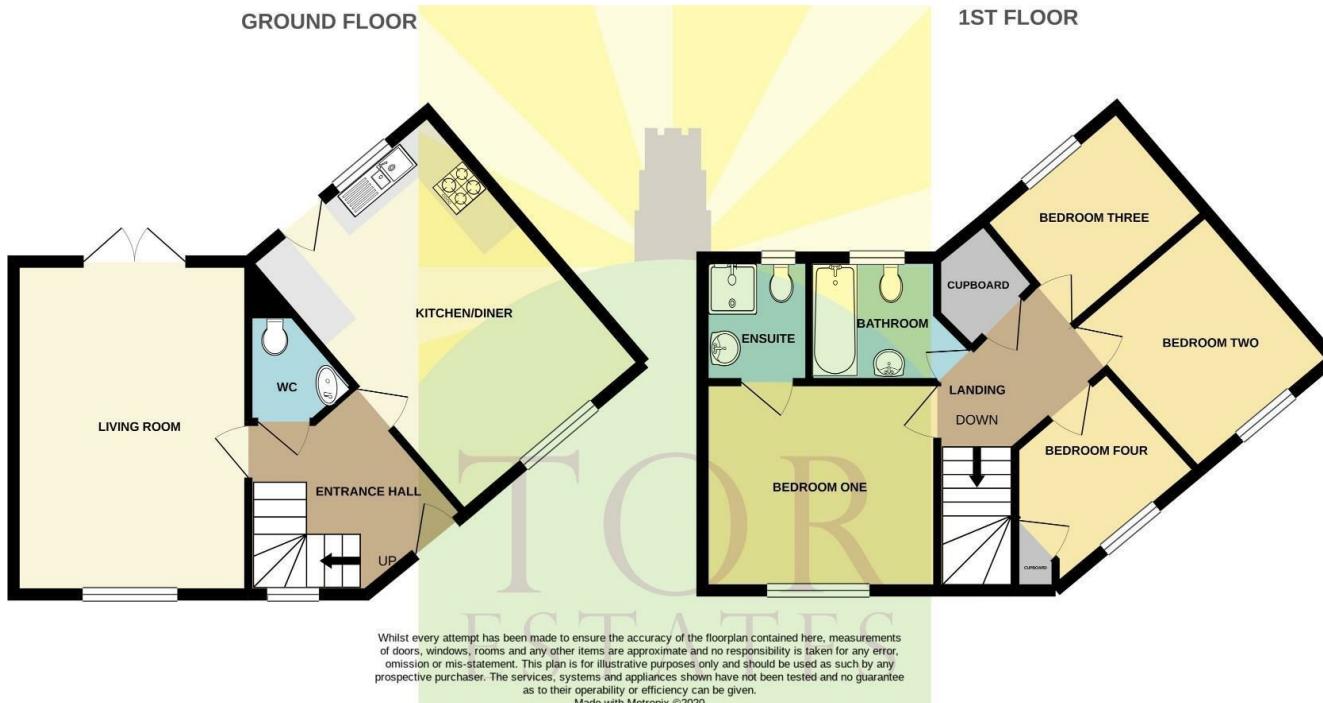
There is a Estate Management Charge for the upkeep of the communal areas, approximately £200 per annum. The property is freehold however, please note that the garage is freehold. The lease term is 999 years from 01/01/2009.



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(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	

