

112 Wells Road | Glastonbury | BA6 9AG

FREEHOLD

£340,000

## PROPERTY SUMMARY



This delightful detached bungalow with NO onward chain has come to the market. The bungalow boasts a living room, kitchen/diner, two bedrooms, two attic rooms, bathroom, utility room, sunroom and a office with shower room. To the rear of the property is a generous private south facing rear garden and to the front is a driveway providing off road parking for several vehicles. An early viewing is recommended, this property that should not be missed.



### Entrance Hall

Doors leading to living room, kitchen/diner, bedrooms one, two and bathroom. Radiator. Two storage cupboards.

### Living Room

14'3 x 11'9 (4.34m x 3.58m)

Two radiators. Feature fireplace. UPVC double glazed window to front.

### Bedroom Two

9'11 x 9'0 (3.02m x 2.74m)

Radiator. UPVC double glazed window to rear.

### Bedroom One

10'11 x 9'11 (3.33m x 3.02m)

Radiator. Built in wardrobe. UPVC double glazed window to front.

### Bathroom

Low level WC, wash hand basin and corner bath with shower over. Extractor fan. Tiling to splash prone areas. UPVC double glazed obscure window to front.

### Kitchen/Diner

20'2 x 9'11 (6.15m x 3.02m)

A range of wall, drawer and base units over with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Five ring range oven with cooker hood over. Space for upright fridge/freezer. Dining Area. UPVC double glazed window to side and rear. UPVC double glazed double sliding doors leading to garden room. Spiral staircase to first floor.

### Landing

Radiator. Door leading to eaves storage. Doors leading to attic room one and two.

### Attic Room One

10'2 x 11'8 (3.10m x 3.56m)

UPVC double glazed window to rear. Door leading to WC. Door to attic room two.

Detached Bungalow

Kitchen/Diner

Living Room

Two Bedrooms

Bathroom

Two Attic Rooms

Utility Room

Sun Room

Generous Rear Garden

Off Road Parking



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### Attic Room Two

13'3 x 10'3 (4.04m x 3.12m)

UPVC double glazed window to side and rear.

### WC

Low level WC and wash hand basin. Door leading to eaves storage. UPVC double glazed window to side.

### Sun Room

24'1 x 9'6 (7.34m x 2.90m)

Tiled flooring. Throughway in to utility room.

### Utility Room

9'5 x 10'7 (2.87m x 3.23m)

Door leading to side.

### Office

10'7 x 7'5 (3.23m x 2.26m)

Converted garage. UPVC double glazed window to front. Throughway to a shower room.

### Shower Room

Low level WC, wash hand basin and walk in shower. UPVC double glazed obscure window to rear.

### Rear Garden

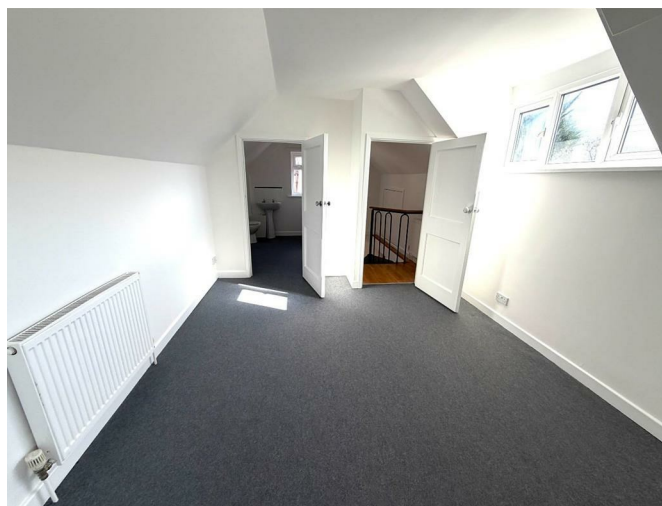
Generous south facing garden laid to lawn. Garden shed. Patio and entertaining area. Pond.

### Front Of Property

Circular driveway providing off road parking for multiple cars. Small garage. Gate leading to the side and rear of property.

### Disclaimer

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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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	



