10 Sharpham Road | Glastonbury | BA6 9GB

LEASEHOLD

£78,750

## PROPERTY SUMMARY

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This delightful end-terrace home is now available through shared ownership, offering an excellent opportunity for first-time buyers or those searching for a lovely place to call home.
The property features a well-appointed kitchen, a bright and spacious lounge/diner, two generously sized double bedrooms and a bathroom. Outside, the home benefits from a generous rear garden as well as the added convenience of off-road parking. Available on a 35% shared ownership basis, this property also offers the flexibility to staircase to 100% ownership in the future.
Don’t miss your chance to view this charming home and discover all it has to offer.

- End Of Terrace House
- Kitchen
- Lounge/Diner
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Off Road Parking Space
- Shared Ownership Property
- Gas Central Heating
- UPVC Double Glazing

### Entrance Hall
Storage space. Door to WC. Door to kitchen. Door to lounge/diner.

### Kitchen
9'8 x 7'4 (2.95m x 2.24m)
A range of wall, drawer and base units with laminate surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven, gas hob and cooker hood over. Space for an upright fridge/freezer. Space and plumbing for a washing machine. Radiator. Extractor fan. UPVC double glazed window to front.

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

### Lounge/Diner
17'3 x 13'8 (5.26m x 4.17m)
Under stairs storage cupboard. Two Radiators. UPVC double glazed window to rear. UPVC double glazed French doors leading to rear. Stairs to first floor.

### Landing
Doors to bedroom one, two and family bathroom. UPVC double glazed window to side.

### Bedroom One
15'2 x 13'8 (4.62m x 4.17m)
Radiator. Airing cupboard. Two UPVC double glazed windows to rear.

### Bedroom Two
11'8 x 7'4 (3.56m x 2.24m)
Radiator. UPVC double glazed window to front.

INTERESTED IN THIS PROPERTY

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**MARKET APPRAISAL**

## MORTGAGE ADVICE

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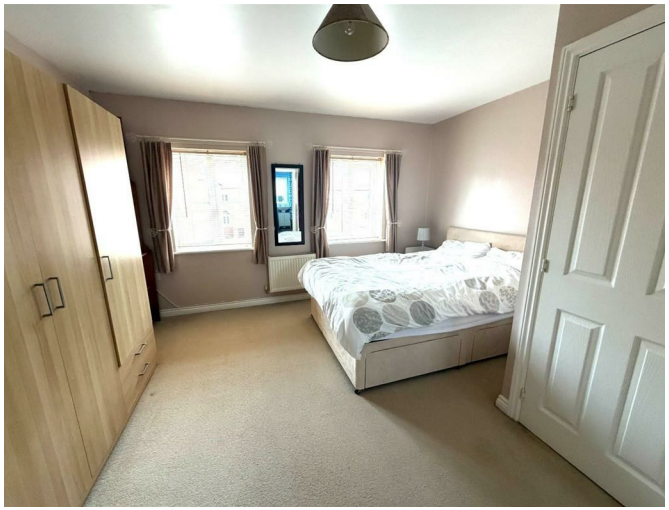
Your property may be repossessed if you do not keep up repayments on your mortgage



## Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Radiator. Extractor fan. UPVC double glazed obscure window to front.

## Rear Of Property

Patio and entertaining area. Garden laid to lawn enclosed with a mixture of walling and wooden fence. Gate leading you to the off road parking space.

## Front Of Property

Shingle area to the side of the property. Pathway leading to the front door.

## Purchasers Note

There are 83 years remaining on the lease.
The seller is selling 35% of the property. However, there is an option to to staircase this to property 100% ownership.
The management company is Aster.
The current monthly rent is £367.44, this includes the service charge, ground rent and buildings insurance.

## Disclaimer

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GROUND FLOOR

1ST 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) A | | |
| (81-91) B | | 81 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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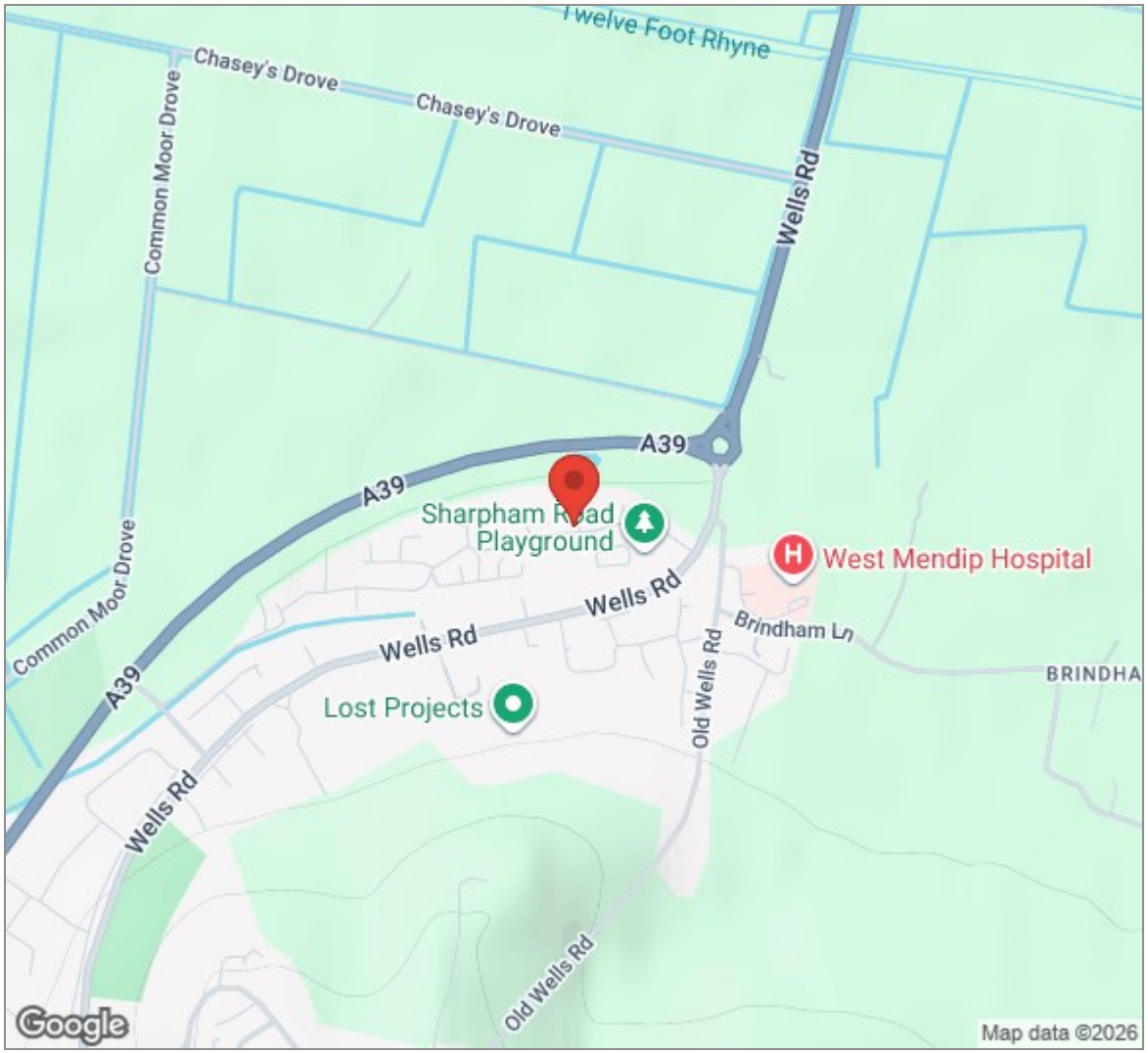
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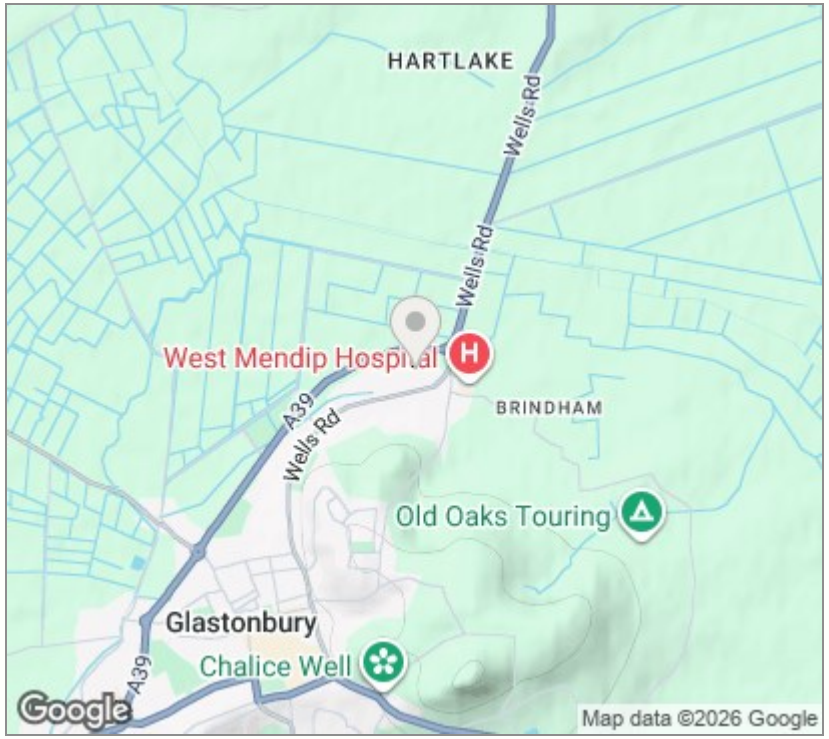
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