



10 St. Edmunds Road | Glastonbury | BA6 9HU

FREEHOLD

£265,000

## PROPERTY SUMMARY



A well presented, mature home conveniently situated within close proximity to Glastonbury High Street has come to the market. The property offers two reception rooms, kitchen, three bedrooms and bathroom. Outside, the property benefits from a generous rear garden and off road parking for two vehicles. An early viewing is essential as the property is being offered with NO ONWARD CHAIN.

### Entrance Hall

Stairs to first floor. Radiator. UPVC double glazed window to front. Doors leading to living room, dining room and kitchen.

### Living Room

15'0 x 14'3 (4.57m x 4.34m)

Radiator. UPVC double glazed bay window to front.

### Kitchen

10'1 x 7'1 (3.07m x 2.16m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for an upright fridge/freezer. Electric oven, hob and cooker hood over. Wall mounted Ideal Logic boiler. Two UPVC double glazed windows to rear. UPVC double glazed window to side.

### Dining Room

11'8 x 11'3 (3.56m x 3.43m)

Radiator. UPVC double glazed window to rear.

### Landing

Door leading to bedrooms one, two, three and bathroom. Airing cupboard. UPVC double glazed window to side.

### Bedroom One

14'4 x 13'6 (4.37m x 4.11m)

Radiator. UPVC double glazed window to front.



- End Of Terrace House
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens To Front And Rear
- Off Road Parking
- No Onward Chain
- Close To Glastonbury High Street



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PROPERTY  
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### **Bedroom Two**

10'4 x 11'6 (3.15m x 3.51m)

Radiator. Storage cupboard. UPVC double glazed window to rear.

### **Bedroom Three**

9'5 x 6'10 (2.87m x 2.08m)

Radiator. UPVC double glazed window to front.

### **Bathroom**

Three piece white suite, low level WC, wash hand basin with shower over. Tiling to splash prone areas. Heated towel rail. Two UPVC obscure windows to rear.

### **Rear Garden**

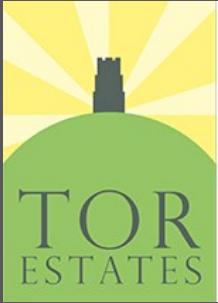
Patio and entertaining area. Garden laid to lawn, enclosed with a mixture of wooden fencing and rendered walling. Garden shed. Gate leading to off road spaces.

### **Front Garden**

Garden laid to lawn, enclosed with fencing. Gravel border. Rear and side access. Pathway leading to the front door and to the rear garden.

### **Glastonbury Amenities**

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington



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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 fixtures 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

