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6 SHARPHAM ROAD, GLASTONBURY, BA6 9GB
£240,000 - FREEHOLD

Presented in immaculate order throughout is this three bedroom semi-detached house with garage and parking. The property comprises an entrance hall, cloakroom, kitchen, lounge/diner, three bedrooms with master en-suite and family bathroom. Externally the property benefits from a single garage with an off road parking space, along with an enclosed rear garden. Positioned on the popular Dunstan Park development, located towards the outskirts of Glastonbury, a viewing is highly recommended.

AMENITIES & RECREATION

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.

ENTRANCE HALL

Double glazed composite door to front. Radiator. Wood effect laminate flooring. Stairs rising to first floor. Doors leading to lounge/diner, kitchen and cloakroom.

KITCHEN

10' 5" x 8' 2" (3.18m x 2.49m)

Fitted with a modern range of wall base and drawer units with oak effect work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated four ring gas hob with electric double oven and cooker hood above. Space for upright fridge freezer. Space for tumble dryer. Space and plumbing for washing machine. Cupboard housing gas fired combi boiler. Part-tiled walls. Wood effect vinyl flooring. Radiator. Double glazed window to front.



LOUNGE/DINER

15' 2 max" x 14' 3 max" (4.62m x 4.34m)

UPVC double glazed window and French doors to rear garden. Television and telephone points. Two radiators. Wood effect laminate flooring. Under-stair storage cupboard.



CLOAKROOM

Fitted with a low level WC and pedestal wash basin. Tiling to splash prone areas. Vinyl flooring. Radiator. Light activated extractor fan. Wall mounted electric consumer unit.

STAIRS TO FIRST FLOOR

LANDING

Doors leading to all bedrooms and bathroom. Large storage cupboard with shelving. Loft access. Double glazed window to side.

BEDROOM ONE

9' 10" x 8' 4" (3m x 2.54m)

Double glazed window to front. Fitted double wardrobe with hanging space and shelving. Radiator. Television point. Door through to en-suite.



EN-SUITE

Fitted with a fully tiled shower cubicle with bi-fold doors and thermostatic shower, low level WC, and pedestal wash basin. Tiling to splash prone areas. Radiator. Vinyl flooring. Light activated extractor fan.

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BEDROOM TWO

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to rear. Radiator.



BEDROOM THREE

7' 0" x 6' 4" (2.13m x 1.93m)

Double glazed window to rear. Radiator.

FAMILY BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m)

Fitted with a modern white suite comprising of panelled bath with thermostatic shower over, pedestal wash basin and low level WC. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Light activated extractor fan. Electric shaver point. Double glazed obscured window to front.



OUTSIDE

FRONT OF PROPERTY

The property is accessed via a paved pathway leading to the covered main entrance. The front gardens have been laid to stone chippings with mature shrubs.

REAR GARDEN

Mainly laid to lawn and is enclosed by timber fencing. Patio seating area with a pathway leading to the rear gate and soft seating area. Parking/garage can be accessed via the rear gate. Bordered with well established shrubs and plants.



GARAGE

17' 8" x 8' 10" (5.38m x 2.69m)

The property benefits a single garage with an allocated parking space in front. The garage is located to the rear of the property beneath the coach house on the far right. Up and over door to front.

PURCHASERS NOTE

Please note that there is an Estate Management Charge for the upkeep of communal areas and green spaces, estimated to be approximately £235 per annum. This charge is yet to be collected.

The property is freehold however please note that the garage is leasehold. The lease term is 999 years from 1st January 2009. No ground rent is payable, however the owner of the coach house can request 1/8th contribution towards buildings insurance. This was £18.73 based on the last renewal.

PROPERTY INFORMATION:

TENURE:

Freehold with Leasehold Garage

SERVICES:

Mains connected electric, gas, drainage and water (metered)

LOCAL AUTHORITY:

Mendip District Council. Tax Band C.

LENGTH OF LEASE:

999 years from 1st January 2009

FREEHOLDER:

Coach house above garage

GROUND RENT:

None

VIEWING ARRANGEMENT:

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

RENTAL VALUE:

Estimated at £850 pcm

MORTGAGE ADVICE

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

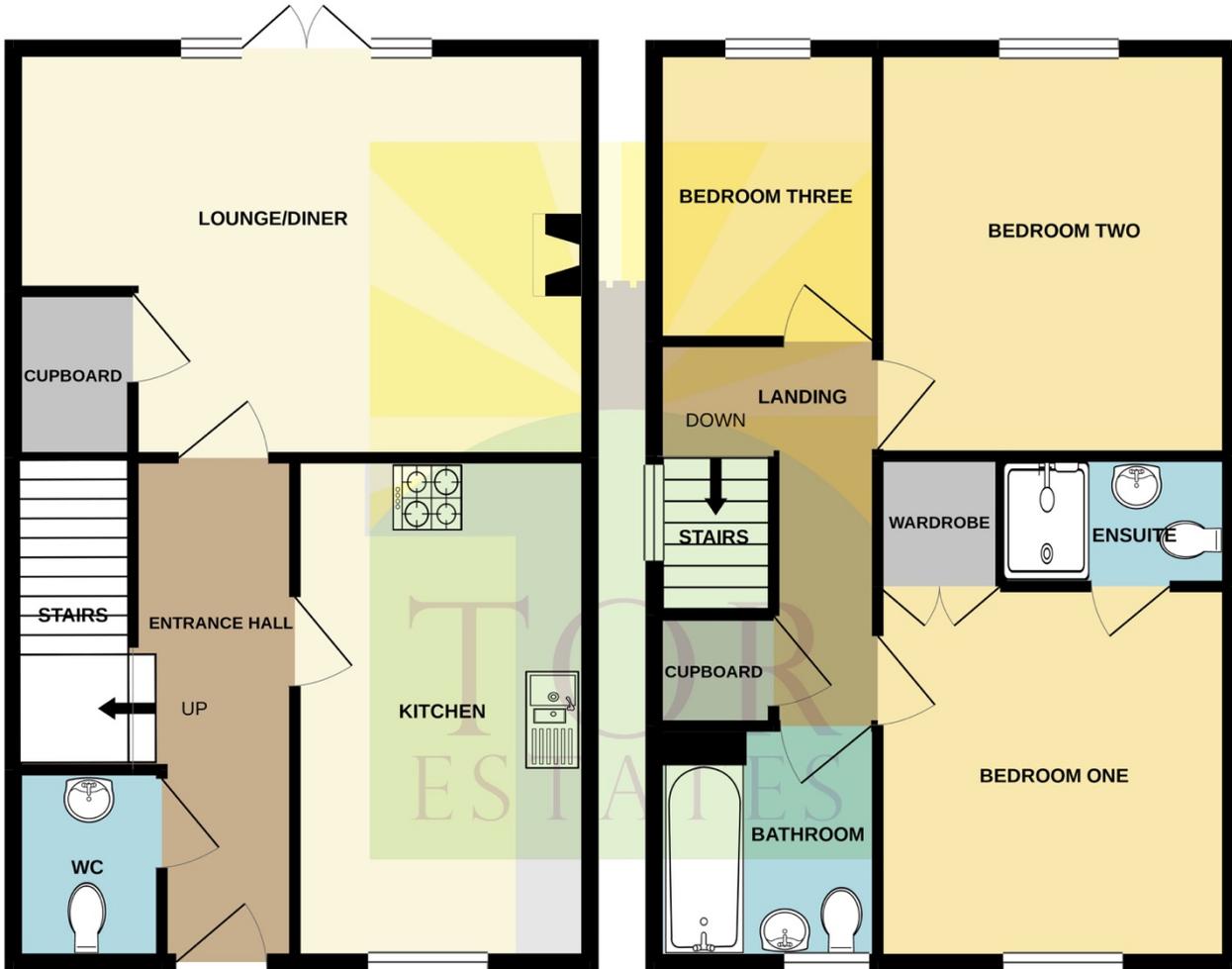
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GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		