

20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG



sales@torestates.co.uk  
lettings@torestates.co.uk  
mortgages@torestates.co.uk



## 31 SHARPHAM ROAD, GLASTONBURY, BA6 9GD OFFERS IN EXCESS OF £239,950 - FREEHOLD

Presented in immaculate order throughout and located on the outskirts of Glastonbury is this three bedroom end of terrace townhouse. Boasting a south-facing rear garden, garage and off road parking, this property is not to be missed! Comprises an entrance hall, kitchen/diner, living room, cloakroom, three bedrooms, master en-suite and family bathroom. The property further benefits from the remainder of an NHBC warranty.

An internal viewing is strongly recommended.

# 31 Sharpham Road, Glastonbury, BA6 9GD

## ENTRANCE HALL

Double glazed obscured entrance door to front. Door to kitchen/diner, living room and cloakroom. Stairs to first floor. Tiled flooring. Radiator. Telephone point. Wall mounted electrical consumer unit.

## KITCHEN/DINER

15' 11" x 6' 2 max" (4.85m x 1.88m)

Fitted with a modern range of white gloss wall, base and drawer units with granite effect work surfaces and up-stands. Inset stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with electric oven, stainless steel splash back and cooker hood. Space for upright fridge freezer. Space and plumbing for washing machine. Tiling to splash prone areas. Tiled flooring. Radiator. Cupboard housing gas fired boiler. UPVC double glazed window to front.



## LIVING ROOM

14' 7" x 12' 11" (4.44m x 3.94m)

UPVC double glazed windows and French doors to rear opening onto the garden. Modern electric fireplace. Wood effect flooring. Radiator. TV point.



## CLOAKROOM

Fitted with a low level WC and pedestal wash basin with tiling to splash. Radiator. Tiled flooring. Extractor fan.

## STAIRS TO FIRST FLOOR

## FIRST FLOOR LANDING

Doors to bedroom two, bedroom three and family bathroom. Radiator.

## BEDROOM TWO

12' 6" x 10' 10" (3.81m x 3.3m)

UPVC double glazed window to rear. Wall length mirror fronted wardrobes with hanging space and shelving. Radiator.



## BEDROOM THREE

11' 1" x 6' 4" (3.38m x 1.93m)

UPVC double glazed window to front. Radiator.



## FAMILY BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m)

Fitted with a low level WC, pedestal wash basin and panelled bath with mains connected shower over. Tiling to splash prone areas. Tiled flooring. Radiator. Extractor fan.



Call us TODAY for a FREE, NO obligation consultation.

Call us TODAY for a FREE, NO obligation consultation.

**STAIRS TO SECOND FLOOR**

**SECOND FLOOR LANDING**

Door to bedroom one. Radiator.

**BEDROOM ONE**

17' 4 max" x 12' 11 max" (5.28m x 3.94m)

Two double glazed Velux windows to rear. Fitted mirror fronted wardrobes with hanging space and shelving. Fitted cupboard with shelving. Two radiators. Opening through to en-suite.



**EN-SUITE**

6' 4" x 9' 3" (1.93m x 2.82m)

Fitted with a low level WC, pedestal wash basin and double width shower cubicle with mains connected shower over. Tiling to splash prone areas. Tiled flooring. Radiator. Extractor fan. UPVC dormer window to front.



**OUTSIDE**

**FRONT OF PROPERTY**

The property is accessed via a paved pathway leading to the covered main entrance. The front garden has been laid to slate shingle for ease of maintenance.

**REAR GARDEN**

Boasting a sunny south-facing aspect, the rear garden has been laid to a combination of patio, artificial grass and stone chippings for ease of maintenance. A paved pathway leads to the rear of the garden where there is access to the garage. Enclosed with timber fencing and brick walling. External lighting.



**GARAGE**

17' 0" x 8' 8" (5.18m x 2.64m)

Located at the rear of the property and accessed between 43 & 45 Sharpham Road, the garage is the middle garage in a block for three with off road parking for one vehicle numbered 31. Light and power. Pedestrian door to rear leading into the rear garden.

**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.

**PROPERTY INFORMATION:**

**TENURE:**

Freehold

**SERVICES:**

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

**LOCAL AUTHORITY:**

Mendip District Council. Tax Band D.

**VIEWING ARRANGEMENT:**

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

**RENTAL VALUE:**

Estimated at £850 - £875 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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

**PHONE: 01458 888020 – OPTION 3**

Specialising in Residential Sales, Lettings and Finance.

GROUND FLOOR

1ST FLOOR

2ND 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.  
 Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	<b>A</b>		93   <b>A</b>
81-91	<b>B</b>	82   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		