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45 SHARPHAM ROAD, GLASTONBURY, BA6 9GD
£269,950 - FREEHOLD

A beautifully presented four bedroom end of terraced house situated on this popular edge of town development. The property benefits from a garage, off road driveway parking for two vehicles and an enclosed low maintenance rear garden. Comprises an entrance hall, living room, kitchen/diner, cloakroom, four bedrooms, family bathroom and master en-suite.

An internal viewing is strongly 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 entrance door to front. Doors to kitchen/diner, living room and cloakroom. Stairs to first floor. Under stair storage cupboard radiator. Wood effect vinyl flooring.



LIVING ROOM

11' 4" x 16' 2" (3.45m x 4.93m)

Dual aspect room with double glazed window to front and double glazed French doors to rear onto the garden. Electric fireplace with polished stone surround. Two radiators. TV and telephone points.



KITCHEN/DINER

11' 6" x 16' 3" (3.51m x 4.95m)

Fitted with a range of wall, base and drawer units with oak effect work surfaces and matching up-stands. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with electric double oven and cooker hood over. Space for upright fridge freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for tumble dryer. Tiling to splash prone areas. Wood effect vinyl flooring. TV point. Cupboard housing wall mounted gas fired boiler. Radiator. Dual aspect with double glazed windows to front and rear. Double glazed door onto the rear garden.



CLOAKROOM

Fitted with a low level WC and corner wash basin with tiling to splash. Wood effect vinyl flooring. Wall mounted heated towel rail. Wall mounted electrical consumer unit. Extractor fan.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window to front. Doors to all bedrooms and family bathroom. Storage cupboard with fitted shelving. Radiator. Loft hatch.

BEDROOM ONE

11' 8" x 10' 5" (3.56m x 3.18m)

Double glazed window to front. Wood effect vinyl flooring. Radiator. TV point. Door to en-suite.



EN-SUITE

Fitted with a low level WC, pedestal wash basin and fully tiled shower cubicle with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Radiator Extractor fan. Double glazed obscured window to rear.

BEDROOM TWO

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

Double glazed window to front. Radiator. TV point.

Call us TODAY for a FREE, NO obligation consultation.



BEDROOM THREE

10' 4" x 6' 9" (3.15m x 2.06m)

Double glazed window to rear. Wood effect vinyl flooring. Radiator.



BEDROOM FOUR

7' 5 max" x 9' 5 max" (2.26m x 2.87m)

Double glazed window to front. Radiator. Fitted storage cupboard with shelving.

FAMILY BATHROOM

Fitted with a low level WC, pedestal wash basin and panelled bath with shower attachment over. Tiling to splash prone areas. Vinyl flooring. Extractor fan. Radiator. Double glazed obscured window to rear.

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 and is currently used as an additional off road parking space.

REAR GARDEN

A low maintenance rear garden which has been laid to a combination of patio and artificial grass for ease of maintenance. Raised decked seating area with a variety of planted borders. Enclosed with a combination of stone walling and timber fencing. Gate providing access to the garage and parking. External water supply.



GARAGE

Up and over door to rear and personal door to front. Light and power. Eaves storage space. Driveway tandem parking for two vehicles.



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 £1,100 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.

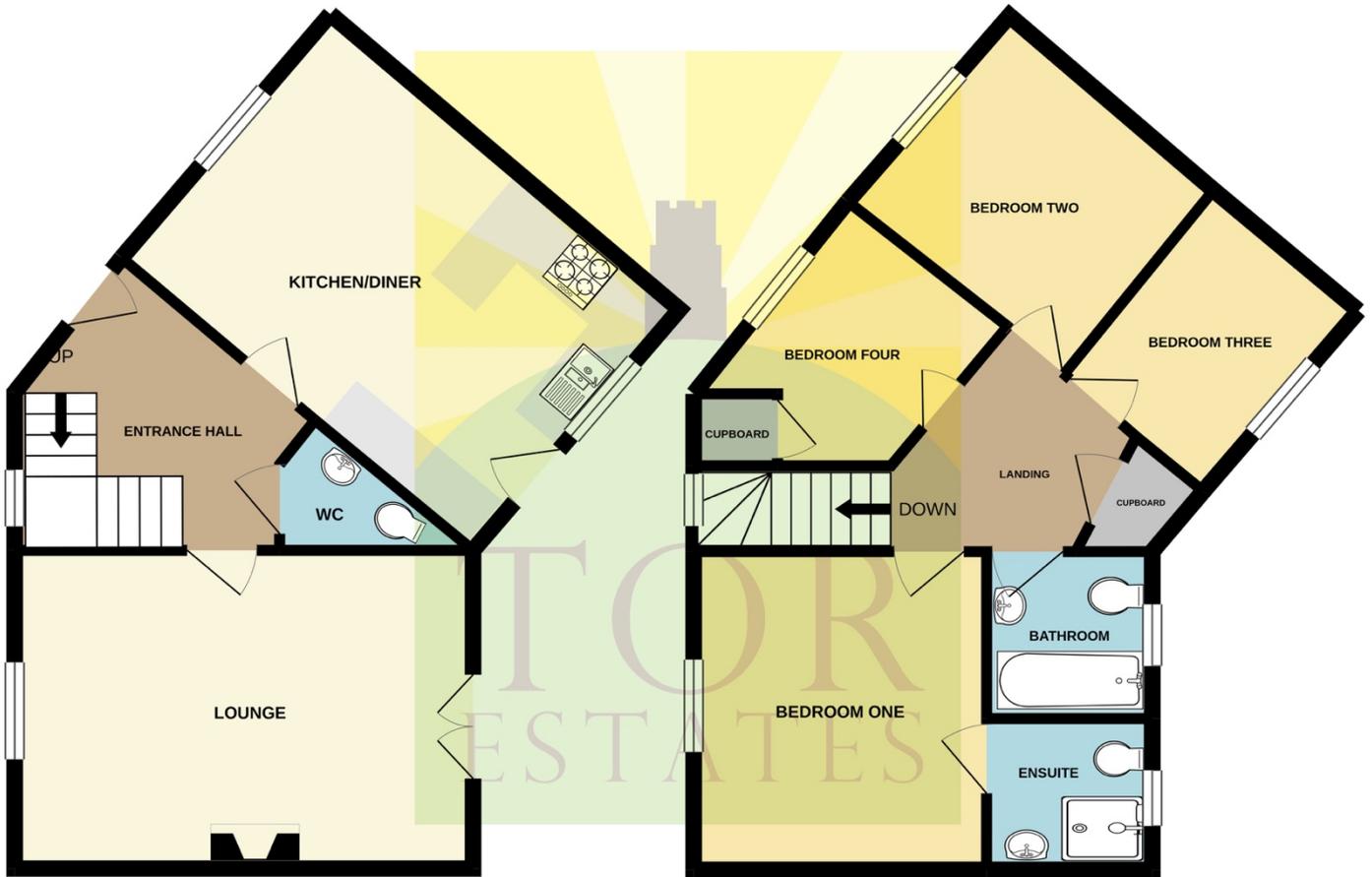
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GROUND FLOOR

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		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		