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52 SHARPHAM ROAD, GLASTONBURY, BA6 9GB OFFERS IN EXCESS OF £265,000 - FREEHOLD

Presented in good order throughout is this three bedroom, three storey family home, located 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, three bedrooms, family bathroom and master en-suite.

An internal viewing is strongly recommended.

52 Sharpham Road, Glastonbury, BA6 9GB

ENTRANCE HALL

Composite entrance floor to front. Door to kitchen, lounge/diner and cloakroom. Stairs to first floor. Radiator. Wood effect flooring. Radiator. Telephone point. Wall mounted electrical consumer unit.

KITCHEN

16' 1" x 8' 0 max" (4.9m x 2.44m)

Fitted with a range of wall, base and drawer units with oak effect work surfaces and matching up-stands. Inset stainless steel sink and drainer unit with mixer tap over. Integrated four ring electric hob with stainless steel splash back and cooker hood over. Integrated electric oven and grill. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Fitted breakfast bar. Tiled flooring. Radiator. UPVC double glazed window to front.



LOUNGE/DINER

15' 5" x 13' 0" (4.7m x 3.96m)

UPVC double glazed French doors and windows to rear onto the rear garden. Wood effect flooring. Two radiators. Ample space for dining table. TV point.



CLOAKROOM

Fitted with a low level WC and pedestal wash basin. Part tiled wall. Tiled flooring. Radiator. Extractor fan.

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedroom two, bedroom three and family bathroom. Stairs to second floor. Double glazed window to front. Radiator.

BEDROOM TWO

12' 6" x 13' 1 max" (3.81m x 3.99m)

Double glazed window to rear. Fitted mirror fronted wall-length wardrobes with hanging space and shelving. Radiator.



BEDROOM THREE

11' 3" x 6' 7" (3.43m x 2.01m)

Double glazed window to front. Radiator.



FAMILY BATHROOM

6' 4" x 6' 11" (1.93m x 2.11m)

Fitted with a low level WC, pedestal wash basin and panelled bath with hand shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Extractor fan. Electric shaver point.



Call us TODAY for a FREE, NO obligation consultation.

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STAIRS TO SECOND FLOOR

SECOND FLOOR LANDING

Door to bedroom one. Radiator.

BEDROOM ONE

13' 1 max" x 16' 6" (3.99m x 5.03m)

Two double glazed Velux windows to rear. Fitted mirror fronted double wardrobe with hanging space and shelving. Radiator. TV and telephone points. Built in storage cupboard with shelving. Loft hatch. Door to en-suite.



EN-SUITE

6' 9" x 5' 5" (2.06m x 1.65m)

Fitted with a low level WC, pedestal wash basin, and double width shower cubicle with mains connected shower over. Part tiled walls. Tiled flooring. Radiator. Extractor fan. Double glazed obscured window to front.



OUTSIDE

FRONT OF PROPERTY

The property is accessed via a slate paved pathway leading to the covered main entrance. The front gardens have been laid to stone chippings for ease of maintenance with a variety of shrubs and potted plants. To the side of the property there is off road driveway parking for two vehicles with access to the garage.

REAR GARDEN

The rear garden has been laid to a combination of slate patio seating area and stone chippings with an additional raised decked seating area. Enclosed with timber fencing. External water and electric. UPVC double glazed door to garage.



GARAGE

17' 6" x 8' 8" (5.33m x 2.64m)

Up and over door to front. Light and power. Eaves storage.

PURCHASERS NOTE

Please note that there is an Estate Management Charge for the upkeep of communal areas and green spaces, estimated to be approximately £262 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

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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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		