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47 PENDRAGON PARK, GLASTONBURY, BA6 9PG

£285,000 - FREEHOLD

Offered to the market with no onward chain is this three bedroom detached house, presented in good order throughout. Comprises an entrance porch, living room, kitchen/diner, cloakroom, three bedrooms and a family bathroom. Externally there is an enclosed low maintenance rear garden, a garage, and off road driveway parking for one vehicle.

An internal viewing is strongly recommended.

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ENTRANCE PORCH

Composite entrance door to front. Opening through to living room and door to cloakroom. Wood effect flooring.

CLOAKROOM

Fitted with a low level WC and wall mounted wash hand basin with tiling to splash. Radiator. Double glazed obscured window to front.

LIVING ROOM

17' 5" x 15' 11" (5.31m x 4.85m)

Double glazed box window to front. Stairs to first floor. Radiator. TV point and telephone point. Opening through to kitchen/diner.



KITCHEN/DINER

10' 3" x 15' 11" (3.12m x 4.85m)

L-shaped room. Fitted with a range of wall, base and drawer units with granite effect work surfaces over. Inset stainless steel sink and drainer units with mixer tap over. Integrated four ring electric hob with electric oven and cooker hood over. Two integrated fridges. Integrated dishwasher. Tiling to splash prone areas. Wood effect flooring. Wall mounted Vaillant boiler. UPVC double glazed French doors onto the rear garden. UPVC double glazed window to rear.



STAIRS TO FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom. Airing cupboard with fitted shelving. Radiator. UPVC double glazed window to side.

BEDROOM ONE

8' 7" x 10' 8" (2.62m x 3.25m)

UPVC double glazed window to front. Fitted wardrobes with hanging space and shelving. Radiator.



Call us TODAY for a FREE, NO obligation consultation.

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BEDROOM TWO

8' 7" x 8' 10" (2.62m x 2.69m)

UPVC double glazed window to rear. Fitted wardrobes with hanging space and shelving. Radiator.



BEDROOM THREE

7' 5" x 7' 0" (2.26m x 2.13m)

Currently used as a home office. UPVC double glazed window to front. Radiator.



FAMILY BATHROOM

Fitted with a low level WC, pedestal wash basin and panelled bath with mains connected shower over. Tiling to splash prone areas. Vinyl flooring. Radiator. Electric shaver point. UPVC double glazed obscured window to rear.

OUTSIDE

FRONT OF PROPERTY

The property is accessed via a paved pathway with three steps leading to the main entrance. Areas laid to lawn with a driveway to the side providing off road parking for one vehicle.

REAR GARDEN

The rear garden is laid to a combination of decking, patio and stone chippings with a variety of mature shrubs and plants to border. Gazebo. Inset water feature. Enclosed with timber fencing and brick walling. Personal door through to the garage.



GARAGE

17' 4" x 8' 6" (5.28m x 2.59m)

Up and over door to front. Light and power. Eaves storage. Pedestrian door to rear to the garden.

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.

PROPERTY INFORMATION:

TENURE:

Freehold

SERVICES:

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

LOCAL AUTHORITY:

Mendip District Council. Tax Band C.

VIEWING ARRANGEMENT:

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

RENTAL VALUE:

Estimated at £900 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.

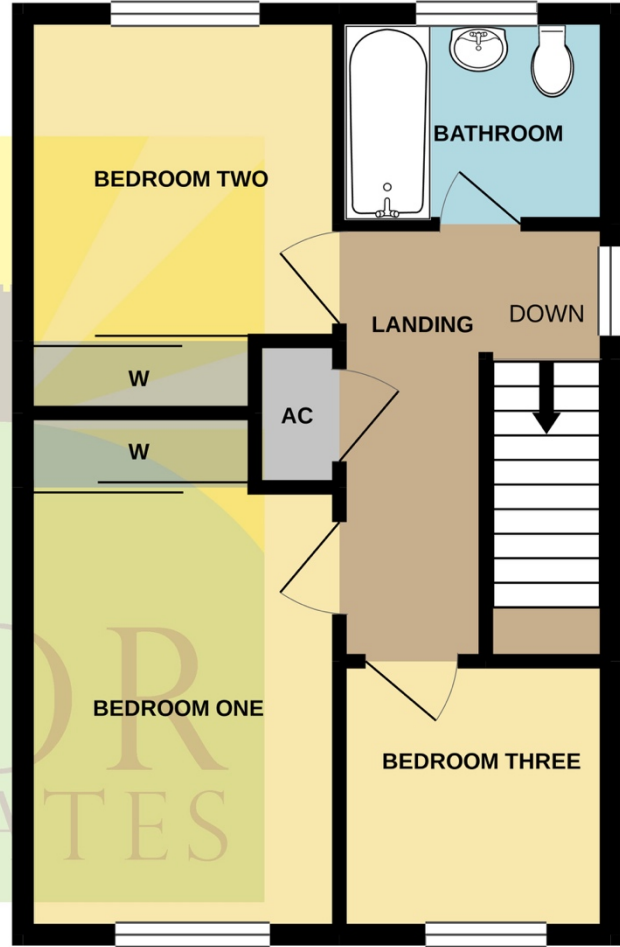
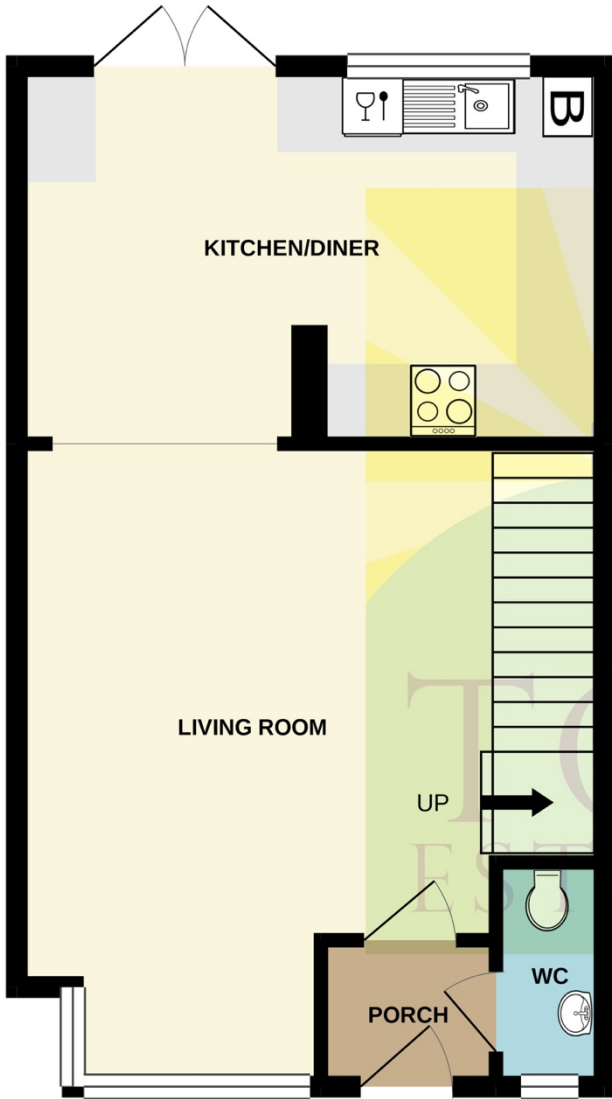
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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GROUND FLOOR

1ST FLOOR



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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		