20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG

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

71 Sharpham Road, Glastonbury, BA6 9GD

Offers in excess of £200,000 - Freehold

Offered in good order throughout is this freehold detached two bedroom coach house, located in a quiet cul-de-sac on the popular edge of town Dunstan Park development. Comprises an entrance hall, spacious open plan lounge/kitchen/diner, two bedrooms, and a family bathroom.

The property also benefits from an outside studio, a garden, a garage and an off road driveway parking space.

An internal viewing comes highly recommended.

ENTRANCE HALL
Composite entrance door to front. Stairs to first floor.

STAIRS TO FIRST FLOOR

HALLWAY
Doors to kitchen/dining, living room, both bedrooms and family bathroom. Storage cupboard. Radiator. Two Velux windows to rear.

OPEN PLAN KITCHEN/DINER/LOUNGE
18' 4" x 17' 8" (5.59m x 5.38m)
A bright and spacious room. . The kitchen area is fitted with a range of wall, base and drawer units with laminate work surfaces. Inset one and a quarter stainless steel sink and drainer unit with mixer tap over. Integrated four ring gas hob with stainless steel splash back, electric oven and cooker hood. Space for upright fridge freezer. Space and plumbing for washing machine and dish washer. Walk in pantry cupboard. Spot lights. Two UPVC double glazed windows to front and one to the rear. Two radiators.

LIVING AREA
Wooden effect vinyl flooring. Radiator. Storage cupboard. Ample space for dining room table. TV and telephone points.

BEDROOM ONE
12' 3" x 10' 4" (3.73m x 3.15m)
UPVC double glazed window to front. Radiator.

BEDROOM TWO
13' 8" x 7' 7" (4.17m x 2.31m)
UPVC double glazed window to front. Radiator.

FAMILY BATHROOM
Fitted with a low level WC, pedestal wash basin and panelled bath with shower over. Glass shower screen. Tiling to splash prone areas. Radiator. Extractor fan. Double glazed obscure window to rear.

OUTSIDE

STUDIO ROOM
12' 11" x 6' 6" (3.94m x 1.98m)
Access via the back of the garage. Internet connection and Power. Velux windows. Sound proof. Electric radiator.

GARAGE
17' 5" x 8' 9" (5.31m x 2.67m)
Up and over door. Power and light. Under stairs cupboard.

GARDEN
Enclosed with wooden fence. Patio area for entertaining. Shingle area with potted plants and shrubs. Purpose built studio.

PURCHASERS NOTE
Please note that there is an Estate Management Charge for the upkeep of communal areas and green spaces, estimated to be approximately £360 per annum. There is also a charge of £150 upon completion payable by the new owner in order to enter/register with the Estate Management Company. The Estate Management Company are Meadfleet. This charge will commence upon completion of works to the estate.

The new owner would also be responsible for the buildings insurance, inclusive of the garages beneath the coach house. A charge of 1/8th towards the cost of this can be requested from each of the garage occupiers.

AMENITIES AND 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:

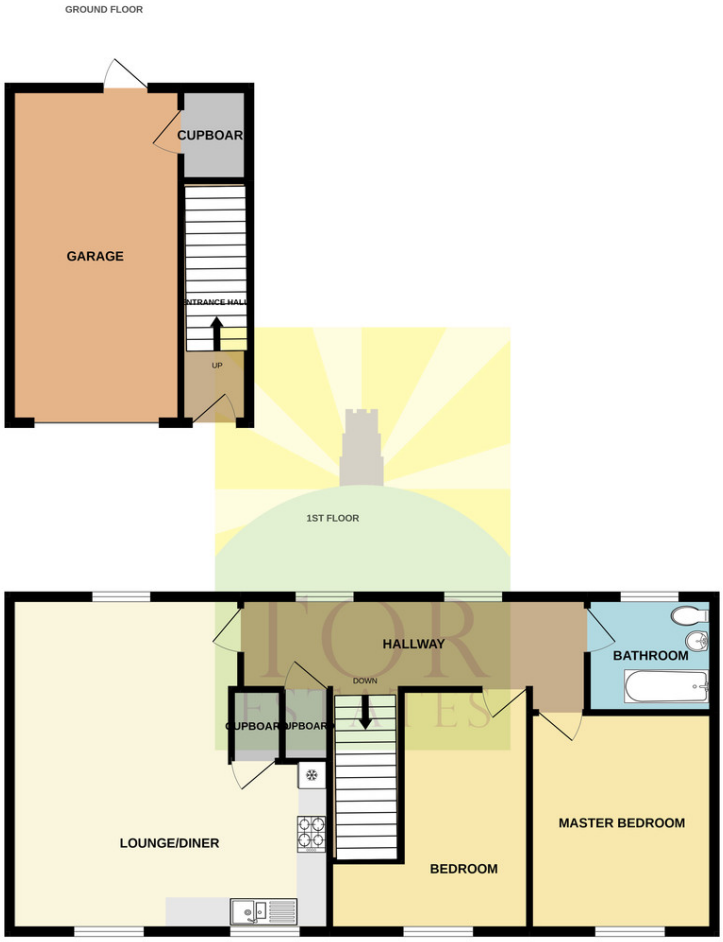
TENURE:	Freehold
SERVICES:	Mains connected electric, gas, drainage and water (metered)
LOCAL AUTHORITY:	Tax Band B
SERVICE/MAINTENANCE CHARGE:	£360 Per Annum
VIEWING ARRANGEMENT:	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
RENTAL VALUE:	£850.00 Per Month

MORTGAGE ADVICE

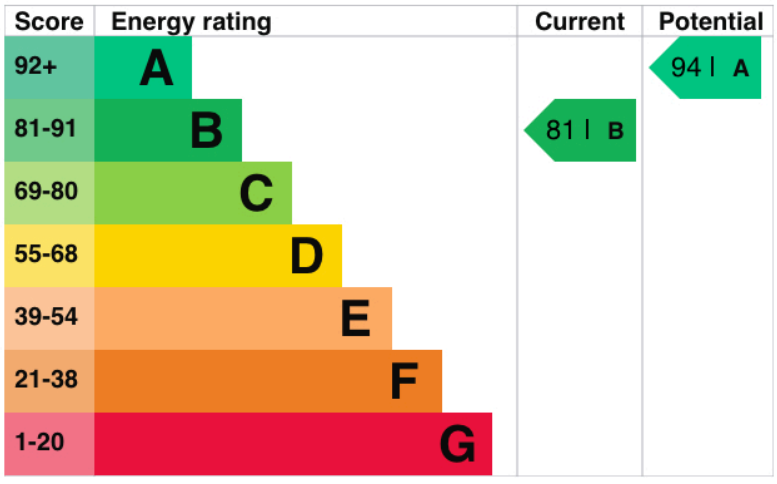
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

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

PHONE: 01458 888020 – OPTION 3



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 ©2022



Disclaimer: We, the agents have not tested any apparatus, equipment, fitting or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. Any leasehold details quoted have not been checked and any interested party should consult their own solicitor for verification