



20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG

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



95 SHARPHAM ROAD, GLASTONBURY, BA6 9GD
£265,000 - FREEHOLD

Located on a popular edge of town development is this three bedroom, three story end of terrace townhouse. The property benefits from a single garage and an off road parking space, as well as being in a quiet location at the end of Sharpham Road. Comprises an entrance hall, lounge/diner, kitchen, cloakroom, three bedrooms, master en-suite and family bathroom. An internal viewing is strongly recommended.

95 Sharpham Road, Glastonbury, BA6 9GD

ENTRANCE HALL

Double glazed obscured entrance door to front. Doors leading to lounge/diner, kitchen and cloakroom. Stairs to first floor.

KITCHEN

10' 8" x 8' 4" (3.25m x 2.54m)

Fitted with a modern range of wall base and drawer units with laminate work surfaces and matching up-stands. Inset one and a quarter stainless steel sink and drainer with mixer tap over. Integrated four ring gas hob with electric oven and extractor fan above. Space and plumbing for a washing machine and a dishwasher. Space for an upright fridge freezer. A breakfast bar. Radiator. Wood effect flooring. Cupboard housing gas fired boiler. UPVC double glazed window to front.



LOUNGE/DINER

16' 4" x 15' 6" (4.98m x 4.72m)

Dual aspect room with UPVC double glazed windows to the rear and side. UPVC French doors leading to the rear garden. Two radiators. Under-stair storage cupboard. TV point.



CLOAKROOM

Fitted with a low level WC and pedestal wash basin with a mixer tap over. Tiling to splash prone areas. Radiator.

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

Doors leading to bedrooms two and three. Spacious storage cupboard.

BEDROOM TWO

15' 6" x 13' 5" (4.72m x 4.09m)

Double glazed window to rear. Radiator.



BEDROOM THREE

14' 11" x 8' 6" (4.55m x 2.59m)

Dual aspect room with double glazed windows to the front and side. Radiator.



BATHROOM

Fitted with a suite comprising of a panelled bath with a shower over, pedestal wash basin and low level WC. Tiling to splash prone areas. Extractor fan. Radiator. UPVC double glazed obscured window to front.



Call us TODAY for a FREE, NO obligation consultation.

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STAIRS TO SECOND FLOOR

SECOND LANDING

Velux Window. Door to Bedroom one.

BEDROOM ONE

11' 10" x 13' 8" (3.61m x 4.17m)

UPVC double window to front. Eaves storage. Two radiators. Door to ensuite.



ENSUITE

Fitted with a double walk in shower cubicle with mains connected shower over, low level WC and pedestal wash basin. Tiling to splash prone areas. Radiator. Velux window.



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 shingle for ease of maintenance.

REAR GARDEN

The rear garden is laid to patio and enclosed with a combination of brick walling and timber fencing with a pedestrian gate to side.



GARAGE

The property benefits from a single garage with an allocated parking space in front. The garage is located to the rear of the property beneath the coach house on the far right. Up and over door to the front.

PURCHASER NOTE

Please note that there is an Estate Management Charge for the upkeep of the communal areas and green spaces, estimated to be approximately £200 per annum.

PROPERTY INFORMATION:

TENURE:

SERVICES:

LOCAL AUTHORITY:

LEASE LENGTH:

GROUND RENT:

VIEWING ARRANGEMENT:

RENTAL VALUE:

Freehold Property with Leasehold Garage

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

Mendip District Council. Tax Band C.

999 year lease from 25th April 2016

£1 per annum

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

Estimated at £850-£875 pcm

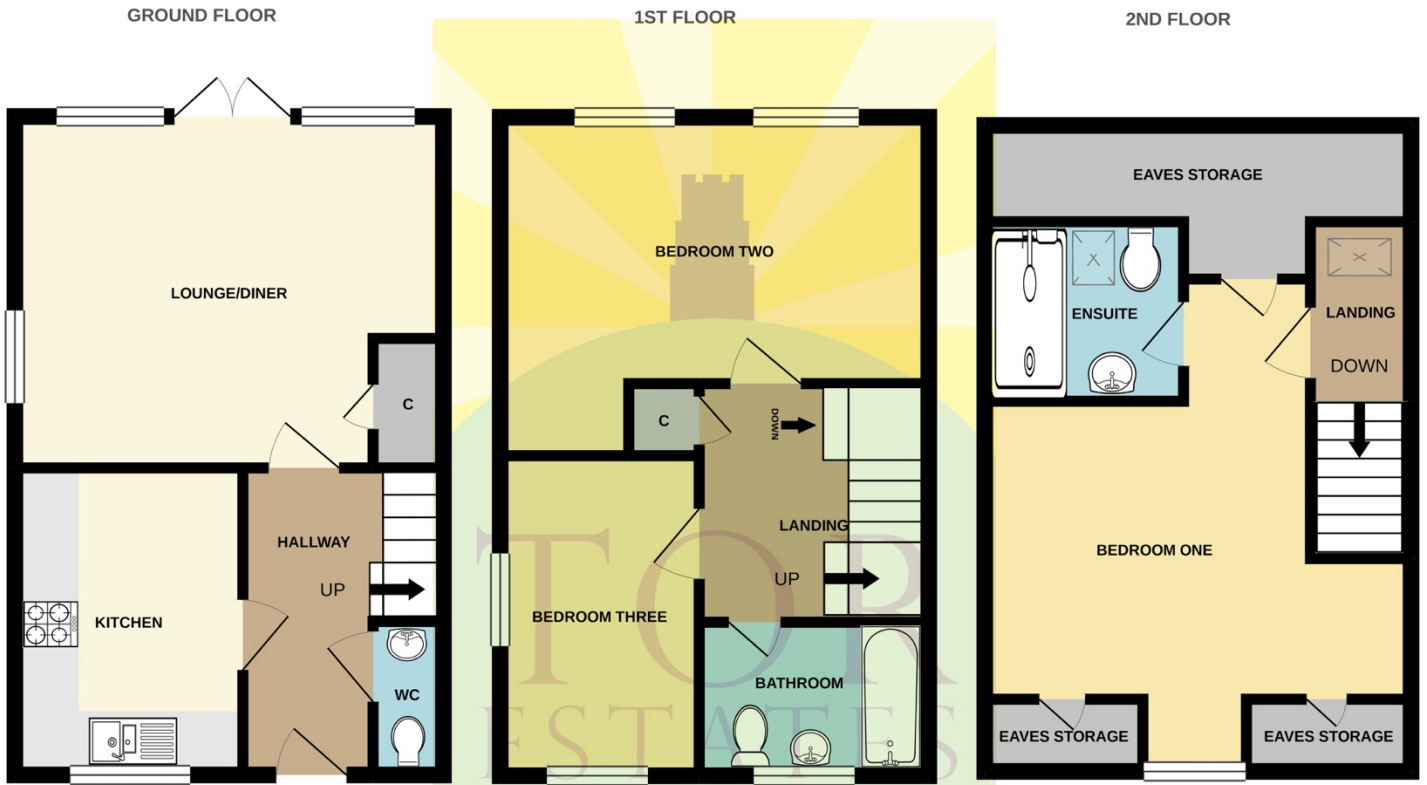
MORTGAGE ADVICE

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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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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		