Sunnybank Sharpham, Street, Somerset, BA16 9SD

£439,950 - FREEHOLD

A natural stone built, four bedroom detached bungalow, set in an idyllic location with substantial outbuildings and stables which offer potential business use has come to the market. Sunnybank is set within a rural position with grounds of 1.29 acres and includes a paddock, making an ideal family home, but with the outbuildings and stabling the property offers potential for a variety of business uses. An early viewing is essential to really appreciate what this beautifully presented property has to offer.
AMENITIES & RECREATION
Sharpham is a very rural area close to the larger village of Meare which offers local amenities including Post Office, garage, Church and primary school. Nearby is the historic town of Glastonbury boasting a variety of unique local shops with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, churches, supermarkets, a library, doctors' surgeries and a local hospital. Close by is the village of Street with a more comprehensive range of facilities including both indoor and outdoor swimming pools, Strode College, Strode Theatre and Clarks Village.

ENTRANCE AT THE FRONT OF THE BUNGALOW
Glazed door opening to

ENTRANCE HALL

BEDROOM ONE
13' 00'' x 12' 11''  (3.96m x 3.94m)
A dual aspect room with double glazed windows to front and side. Radiator. Built-in open fronted double wardrobe with hanging space and shelving.

BEDROOM TWO
11' 10'' x 10' 10''  (3.61m x 3.3m)

BEDROOM THREE
10' 10'' x 10' 00''  (3.3m x 3.05m)
Double glazed window to rear. Built-in single wardrobe with hanging space and shelving. Radiator.

FAMILY BATHROOM
Double glazed obscured window to rear. Contemporary white suite comprising vanity unit with concealed WC and inset wash hand basin with cupboards under. Large panelled bath with mixer taps and Galaxy shower unit over. Complementary tiling to splash prone areas. Chrome heated towel rail. Dimplex wall heater.

FAMILY KITCHEN/DINER
17' 09'' x 14' 05''  (5.41m x 4.39m)
A spacious room with UPVC double glazed French doors opening out onto the rear garden. Double glazed window, overlooking the rear garden. Pine doors to living room, bedroom four/2nd reception room and side lobby. A range of fitted wall with glass fronted cabinets, drawer and base units with laminate work surface over. Inset one and a half bowl sink with drainer and mixer taps over. Complementary tiling to splash prone areas. Built-in double electric oven with four ring ceramic hob and cooker hood over. Space and plumbing for dishwasher. Space for American style fridge/freezer. LPG gas fired Rayburn for hot water and radiators. Downlighters. Tile effect vinyl flooring.

LIVING ROOM
20' 06'' x 13' 00''  (6.25m x 3.96m)
Double glazed window to front. The focal point of the room is the stone fireplace with inset Jetmaster fire with stone hearth. Television point.

BEDROOM FOUR/SECOND RECEPTION ROOM
14' 00'' x 10' 02''  (4.27m x 3.1m)
A dual aspect room with double glazed sliding patio door to front and double glazed window to side. Feature fireplace surround with inset gas fire. Television and telephone points. This room is currently being used as an office, but would make an ideal fourth bedroom or second reception room.
SIDE LOBBY
UPVC double glazed door to side porch. Tile effect vinyl flooring.

UTILITY ROOM
10' 02" x 4' 01" (3.1m x 1.24m)
Double glazed window to side. Vinyl flooring. Space and plumbing for washing machine and tumble dryer.

OUTSIDE
GARDENS
There are substantial lawned gardens to three sides of the bungalow with mature plants and shrubs including a willow tree, enjoying a sunny and private aspect. The front garden is screened from the road, by mature hedging. The rear garden offers a paved patio and seating area, bordered by a decorative fishpond. Further to this is a large covered pergola with power and lighting, providing an ideal entertaining area or for alfresco dining. Beyond the mature hedging of the rear garden leads to a paddock. The grounds amount to 1.29 acres in total.

The property is approached via a five bar gate leading to an extensive hard standing driveway and turning area, providing off road parking for several vehicles. A static caravan can be found on the driveway, which is plumbed in ready for use and included with the house sale. There is a row of workshops and garages, ideal for storage or business use. To the side of the garage there is a timber framed covered parking area for two vehicles. To the rear of the garden can be found two block built stables, with a further storeroom and open fronted car port.

WORKSHOP
52' 00" x 19' 11" (15.85m x 6.07m)
Sliding doors to the front. The workshop has three phase electrics.

STABLES
27' 09" x 12' 07" (8.46m x 3.84m)
Former stables. Power and light.

GARAGE
19' 11" x 17' 00" (6.07m x 5.18m)
Two up and over doors to front. Three phase electrics. To the rear of the garage is a shower room.

PROPERTY INFORMATION:

TENURE:
Freehold.

SERVICES:
Mains electricity. Private drainage. Water Meter. LPG gas. Telephone and broadband are available.

LOCAL AUTHORITY:
Mendip District Council. Tax Band C.

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

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.
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.

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Energy Performance Certificate

SAP

Honeybrook, Sharpham, S THREE, SAI 9SB

Dwelling type: Semi-detached house

Date of assessment: 07 June 2013

Type of assessment: PasSAP, existing-dwelling

Date of certificate: 07 June 2013

Total floor area: 130 m²

Use this document to:

- Compare current rating of property to overall property as a whole energy efficient
- Find out how you can save energy and money by detailing improvements/replacement

Estimated energy costs of dwelling for 3 years:

- £5,966

Estimated energy costs of this home:

- Current costs
  - Lighting: £324 over 3 years
  - Heating: £5,209 over 3 years
  - Hot water: £415 over 3 years
  - Total: £6,858

- Potential costs
  - Lighting: £199 over 3 years
  - Heating: £4,302 over 3 years
  - Hot water: £383 over 3 years
  - Total: £4,963

You could save £££££ over 3 years

Energy Efficiency Rating

Current: 60

Potential: 20

This graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is Band D (rating 98).

Top actions you can take to save money and make your home more efficient:

1. 3 new wool insulation to 270 mm

   - £109 - £280

2. 3 new wool insulation

   - £240 - £4,500

3. 3 new wool insulation

   - £600 - £1,500

See page 3 for a full list of recommendations for this property.

Please note that the equipment and materials described in the recommendations could take time to save money, and we recommend obtaining quotations from professional installers. The lines that may allow you to make savings may be smaller and depend on the existing condition of the property.