

The Cross

Baltonsborough , BA6 8QW

COOPER
AND
TANNER



£390,000 Freehold

4 2 2 EPC C

Description

The accommodation enjoys a versatile layout which includes two ground floor double bedrooms. The remaining accommodation comprises; a large sitting room with multi fuel stove and French doors to garden. The kitchen (with breakfast bar) is equipped with a good range of modern units and integrated appliances. There is external access and an arch leading to the dining area, a separate utility room can be found at the end of this room. Two double bedrooms and a shower room are located on first floor, both bedrooms offer plenty of eave storage and enjoy rural views via Velux skylights. The rear garden features a large sun terrace, lawned garden and side access to the driveway, and large store at the front.

The Cross, Baltonsborough, Glastonbury, BA6

Approximate Area = 1476 sq ft / 137.1 sq m
 Limited Use Area(s) = 288 sq ft / 26.7 sq m
 Total = 1764 sq ft / 163.8 sq m

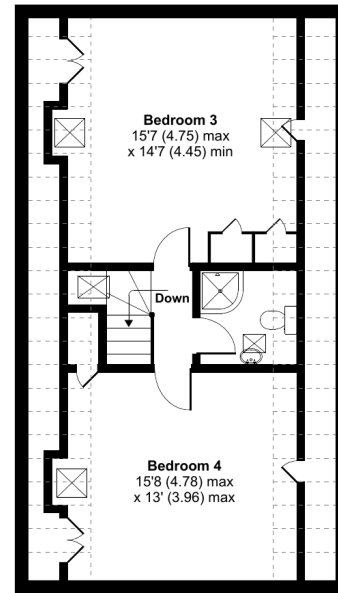
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Cooper and Tanner. REF: 812605



Features

- Recent loft conversion (with build regulation approval)
- Multi fuel Stove (in Sitting Room)
- Extensively renovated
- Side and rear gardens
- Recently installed boiler
- Up to four DOUBLE BEDROOMS
- Contemporary kitchen with various integrated appliances
- Lawned rear garden with sun terrace
- Off road parking and large outside store
- Freehold - Council Tax Band D

Local Information

- Council Tax Band D
- Tenure Freehold
- EPC Rating C

GLASTONBURY OFFICE

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