

# Sharpham Road

Glastonbury, BA6 9GD

COOPER  
AND  
TANNER



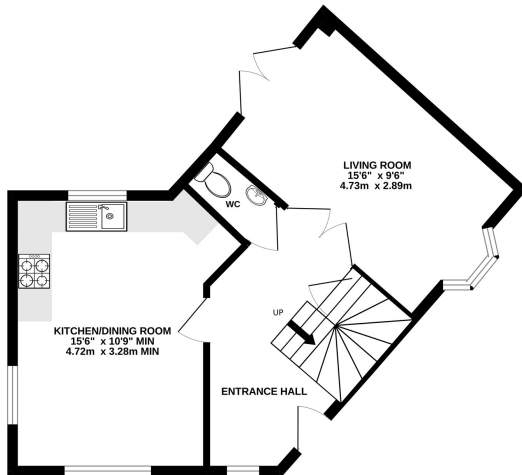
£280,000 Freehold

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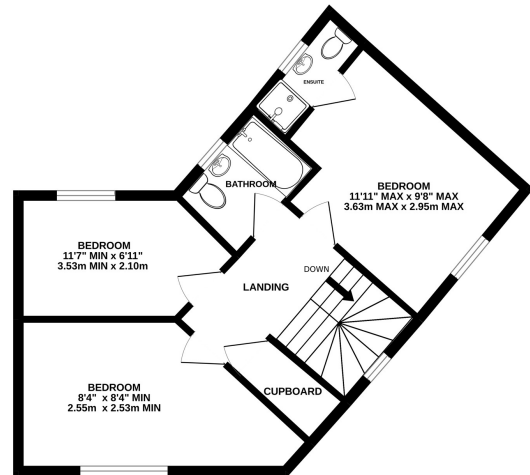
## Description

This modern, well-presented family home overlooks an attractive green space/parkland and benefits from a kitchen/dining room, secure garden, garage, and off-road parking. The ground floor accommodation comprises a bright and spacious entrance hall, cloakroom WC, under stair storage, kitchen/dining room and a dual aspect living room with French doors leading to the rear garden. Stairs lead to the three bedrooms, one with an en-suite shower room, the family bathroom and further storage. The rear garden benefits from a patio and gravelled area for seating, and an artificial lawn. A pedestrian gate leads to the off-road parking and single garage.

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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## Features

- Modern, well-presented family home
- NHBC guarantee (2 years remaining)
- Views over parkland
- Kitchen/Dining Room and separate lounge
- Three bedrooms, two doubles
- OFF ROAD PARKING and a single garage
- Main bedroom with an EN-SUITE SHOWER ROOM
- Cloakroom WC
- Management costs will apply for this development, to cover costs for communal spaces
- Freehold - Council Tax Band D

## Local Information

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

### GLASTONBURY OFFICE

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