

# Sharpham Road

Glastonbury, BA6 9GD

COOPER  
AND  
TANNER



£325,000 Freehold

 3  1  2 EPC C

## Description

Presented to market with no onward chain this well-presented, detached family home enjoys a peaceful position overlooking an attractive green space and benefits from a recently updated kitchen/dining room, en-suite facilities, and a garage with driveway. The ground floor accommodation features an entrance hall opening into a bright, dual-aspect sitting room, a spacious triple-aspect kitchen/dining room with integrated appliances, and a convenient cloakroom WC. Upstairs the first floor offers three well-proportioned bedrooms and a family bathroom, with the main bedroom benefiting from its own en-suite shower room. Outside, the enclosed rear garden features a patio and lawn, with gated pedestrian access leading to the garage and parking.

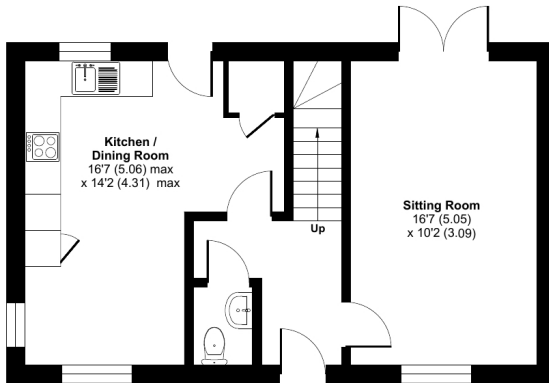
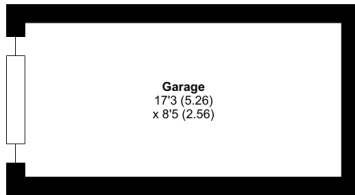
## Sharpham Road, Glastonbury, BA6

Approximate Area = 845 sq ft / 78.5 sq m

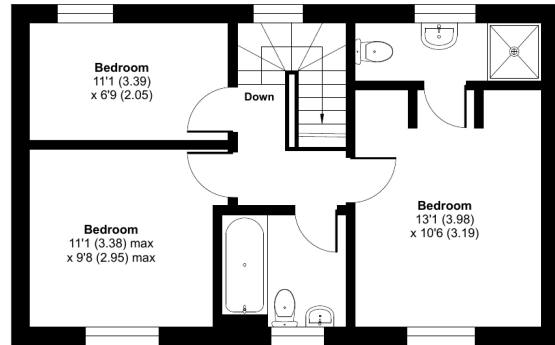
Garage = 145 sq ft / 13.4 sq m

Total = 990 sq ft / 91.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Cooper and Tanner. REF: 1397132



### Features

- NO ONWARD CHAIN
- Peaceful position, set away from the road and overlooking an attractive green space
- Dual aspect sitting room, with French doors to the garden
- Spacious kitchen/dining room, recently updated
- Family bathroom, en-suite and cloakroom WC
- Enclosed rear garden with pedestrian access
- Single garage and driveway
- Management fees apply, to cover upkeep of communal spaces
- Freehold - Council Tax Band C

### Local Information

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

#### GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

[glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)

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