

Apple Meadow

Baltonsborough Glastonbury, BA6 8FQ

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£455,000 Freehold

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Description

The property enjoys a modern, contemporary feel throughout and features wood floors in all ground floor rooms. The kitchen/diner will appeal to many, it features a modern suite, granite worksurfaces and a number of integrated appliances. There are garden views and access to an impressive sun terrace via French doors, ideal for alfresco dining. A cloakroom (with WC), under stair cupboard and east facing sitting room complete the ground floor layout. There are three first floor bedrooms, an en-suite shower (main bedroom) and a stunning family bathroom. Off road parking is plentiful and there is the significant benefit of a double garage complete with designated utility area and a recently completed, versatile home office.



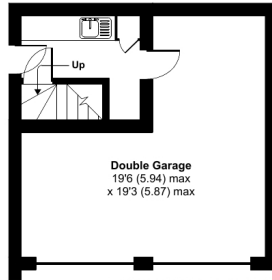
Apple Meadow, Baltonsborough, Glastonbury, BA6

Approximate Area = 1593 sq ft / 147.9 sq m (includes garage)

Limited Use Area(s) = 103 sq ft / 9.5 sq m

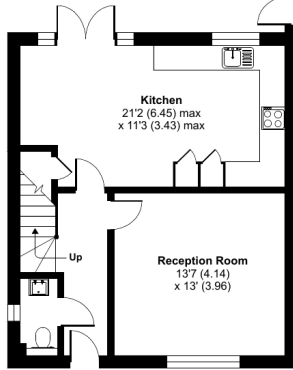
Total = 1696 sq ft / 157.6 sq m

For identification only - Not to scale

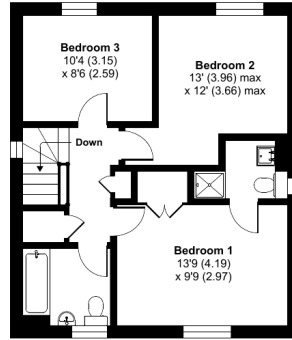


GARAGE GROUND FLOOR

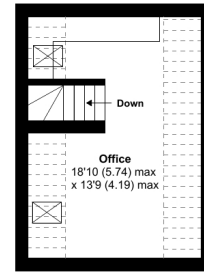
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Cooper and Tanner. REF: 843452



Features

- NO ONWARD CHAIN
- DOUBLE GARAGE with first floor office
- Highly sought after village location
- Walking distance of village shop and amenities
- Presented in excellent order throughout
- En-suite facilities
- Kitchen /breakfast room
- Opportunity to take over the rent of nearby allotment
- Views of adjoining countryside and the village Church
- Wood flooring in all ground floor rooms

Local Information

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

GLASTONBURY OFFICE

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