

gth



9 ACTIS ROAD, GLASTONBURY, SOMERSET

9 Actis Road, Glastonbury, Somerset, BA6 8DS.

A three bedroom detached house situated on the ever-popular Redlands development. Benefitting from an enclosed rear garden, garage and off-road parking, the property is available to purchase with no onward chain.
EPC rating B.

Guide Price £279,000

DESCRIPTION

A door to the side of the property opens into a hall, which incorporates the staircase to the first floor accommodation and access into the sitting/dining room.

A generous reception room, the sitting/dining room has a double glazed bay window to the front and a decorative fireplace. At the back of the room there is ample space for a dining table and chairs, with doors through to both the kitchen and conservatory.

Fitted with a range of matching floor and wall units in a modern style, the kitchen offers space for a freestanding cooker, fridge/freezer and plumbing for a washing machine. Also within the



kitchen is a stainless steel drainer sink, a double glazed window to the rear and a further external door to the side.

At the rear of the property is a spacious double glazed conservatory looking out across the garden, with a set of patio doors to one side.

On the first floor, a central landing includes a built-in cupboard housing a Worcester combi-boiler for the gas-fired central heating. There are three bedrooms, two doubles and a good size single. Completing the accommodation is the family shower room, which is fitted with a matching suite comprising a corner shower cubicle, a low-level WC and a pedestal wash hand basin.

OUTSIDE

There is an area of lawn at the front of the property and a low-level gate giving access to the main entrance at the side. To the rear of the property is an enclosed garden, mainly laid to lawn with plenty of space for outdoor seating. A door from the garden leads directly

into the single garage, which has light, power and an 'up and over' door. In front of the garage is the driveway providing off-road parking, accessed via Hood Close.

AGENTS NOTE

The property has leased solar panels with a term of circa 13 years remaining (original lease length was 25 years). A purchaser of the property will be required to enter into the agreement with the lease company, to take on the remainder of the contracted lease term. We advise those requiring a mortgage to check their lender's criteria prior to offer.

SITUATION

The market town of Glastonbury is known for the Tor - its most iconic landmark. Steeped in history, medieval Glastonbury is a designated conservation area that clusters around the evocative ruins of the Abbey. The town offers a wide variety of amenities with



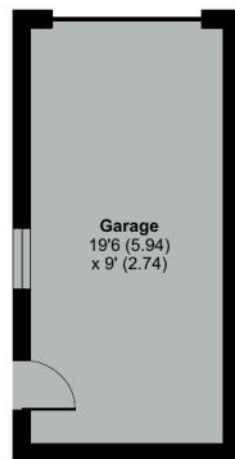
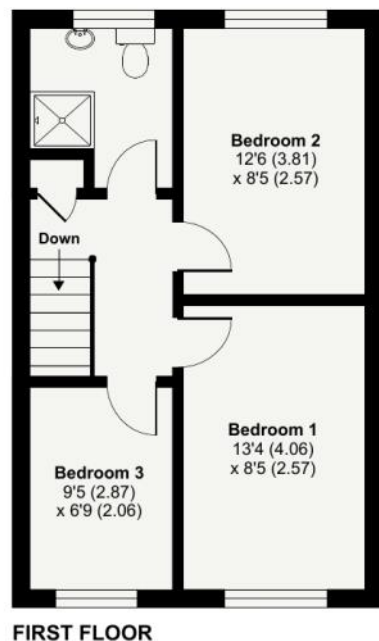
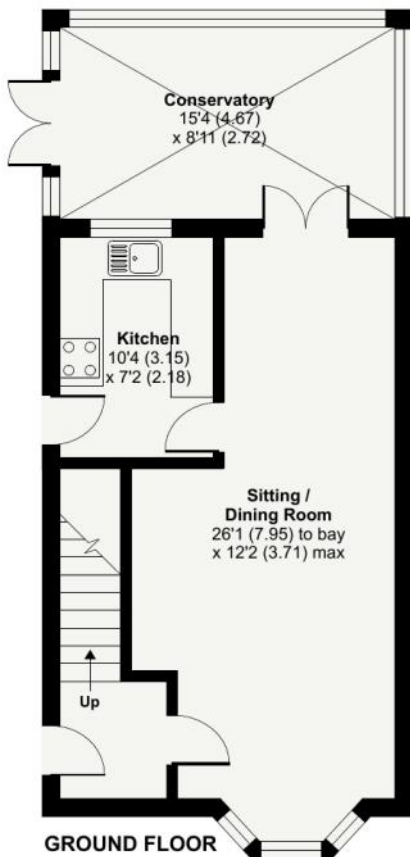
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Approximate Area = 988 sq ft / 91.8 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1163 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 1145925



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

a bustling High Street, an eclectic variety of independent shops, as well as two major supermarkets and other well-known branded stores. There is schooling to cater for infants through to secondary, with higher education available at nearby Strode College in Street. The adjoining town of Street offers a wider variety of amenities and facilities from its ever-popular outlet shopping centre, Clarks Village and the cathedral city of Wells lies some six miles away. Transport links are excellent with easy access to the M5 approx. 15 miles distant and at Castle Cary mainline trains run to London Paddington in under two hours.

DIRECTIONS

Head out of Glastonbury on the Butleigh Road, where you will find Bretenoux Road on your first left. From Bretenoux Road at the foot of the Redlands development, take the first left into Actis Road. Follow the road up the hill and around to the right, the property can then be found further along on the left hand side, on the corner of Hood Close.

SERVICES

All mains services available.

LOCAL AUTHORITY

Somerset District Council Tax - Band C.

GREENSLADE TAYLOR HUNT

www.gth.net

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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Viewing

Strictly by appointment with the agents

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