



## Manor House Road, Glastonbury - 3 Bed House



## Manor House Road, Glastonbury, BA6 9DF

**£315,000 Freehold**

Three bed semi-detached house within walking distance to the High Street. Two reception rooms, conservatory and three double bedrooms, family bathroom and wet room, fitted kitchen. Low maintenance garden with driveway. GCH, EPC-D, CTB-B.



## Ground Floor

### **Entrance Hallway**

Leading into the property is an entrance hallway with stairs leading up to the first floor and doors through to the Living Room, Dining Room, Wet Room and a side entrance.

### **Kitchen - 8' 2" x 11' 8" (2.49m x 3.56m)**

Rear aspect kitchen with fitted base and wall units, stainless steel kitchen sink, space for a freestanding washing machine, cooker and fridge freezer. Two double glazed windows looking out to the rear and side of the property.

### **Conservatory - 9' 4" x 7' 3" (2.84m x 2.2m)**

Rear aspect conservatory that accessed from the living room and leads out to the rear garden.

### **Living Room - 15' 2" x 11' 9" (4.62m x 3.57m)**

Rear aspect living room that leads through to the kitchen and with a sliding door through to the conservatory.

### **Dining Room - 10' 7" x 11' 1" (3.23m x 3.38m)**

Front aspect dining room that could also be used as a fourth bedroom with double glazed windows looking out to the front of the property.

### **Wet Room - 5' 5" x 7' 9" (1.65m x 2.35m)**

Comprising of a shower with screen, wc and wash hand basin with double glazed windows.

## First Floor

### **Bedroom 1 - 14' 11" x 11' 11" (4.54m x 3.63m)**

A very good size rear aspect main bedroom with double glazed windows and radiator.

### **Bedroom 2 - 8' 8" x 11' 11" (2.63m x 3.63m)**

Rear aspect double bedroom with double glazed windows and radiator.

### **Bedroom 3 - 10' 9" x 11' 1" (3.27m x 3.38m)**

Front aspect double bedroom with double glazed windows and radiator.

## Outside

To the front and side is a driveway and gravelled area.

To the rear of the property is a low maintenance patio with flower beds and shed.

## Local Area

This property is located within a 10 minute walk of Glastonbury High Street. Glastonbury is a historic and vibrant town which is home to Glastonbury Tor and the Abbey.

Glastonbury offers both primary and secondary schools and is within a short commute to Wells Cathedral School and Millfield School.

There are supermarkets, a gym, library and a street market. Along with annual events such as the Carnival.

The closest train station is Castle Cary Station which is approximately 30 minute drive from Glastonbury and offers direct links to:

- London • Plymouth • Bristol • Bath • Gloucester
- Exeter

There are also regular direct bus links to Wells, Street and Bristol from Glastonbury.

The Property Ombudsman - Busybee Lettings & Sales are a member of The Property Ombudsman <https://www.tpos.co.uk>

- **Semi-Detached House**
- **3 Double Bedrooms**
- **Two Reception Rooms**
- **Conservatory**
- **Wet Room & Family Bathroom**

- **Low Maintenance Garden**
- **Driveway**
- **EPC-D**
- **Gas Central Heating**
- **Council Tax Band - B £1,878.04 (2024/25)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing Arrangements

Viewings are strictly through Busybee Lettings & Sales, if you would like to arrange a viewing then please contact us by either calling our office or email.

Office: 01458 898008

Email: [sales@busybeelettings.co.uk](mailto:sales@busybeelettings.co.uk)

Office Hours: Mon. To Fri. 9am to 5pm, Sat 9am to 12pm.

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