

# 6 Coxley Close, Glastonbury



## 2 bedroom House - Mid Terrace, yours for £115,000

Nestled in the charming town of Glastonbury, This home features a welcoming living room that provides a perfect space for relaxation or entertaining guests, two double bedrooms, a private garden and allocated parking.

Don't miss out on your chance to make this house your home! contact Harriet today.





## Pricing

SHARE EXAMPLE

50% share £115,000

FULL PRICE

£230,000

MONTHLY RENT

£246.73

MONTHLY SERVICE CHARGE

£41.56

## About the home

Step into the inviting entrance hall, fully carpeted for a cosy feel, with a handy cupboard for storage and a convenient downstairs W/C with stylish laminate flooring.

The kitchen features modern wooden effect base and wall units, a sleek stainless steel sink and drainer, a gas hob, an electric oven, and an extractor fan, with ample space for your washer/dryer and fridge/freezer, and it's all set up for a dishwasher too.

The bright and airy living room, thanks to double patio doors that flood the room with natural light, is fully carpeted with neutral-coloured walls, making it a perfect blank canvas for your personal touch, and includes a TV aerial point for your entertainment setup.

Moving upstairs, you'll find a spacious landing, also carpeted, with a large airing cupboard for extra storage.

Both generously sized double bedrooms feature cosy carpet flooring and TV aerial points, ensuring comfort and convenience.

The bathroom is fitted with a classic white suite, including a shower over the bath with a shower screen, finished with laminate flooring, partially tiled walls, and a window for natural light.

Finally, step outside to the lovely garden, featuring a charming patio area, raised flower beds, and two small fruit trees - a perfect spot for relaxing or entertaining.

## Other bits to note

Measurements:

Front garden: 1.35m x 5.3m

Living room: 4.81 x 4.8m

Kitchen: 2.8m x 3.52m

Stairs/landing: 2.8m x 1.95m

Bedroom 1: 2.77m x 4.11m

Bedroom 2: 3.61m x 4.83m

Bathroom: 2.11m x 1.9m

Rear garden: 6.3m x 5.3m

1 allocated parking space

Council tax banding: C

Remaining term on lease - 87 years

\*Local connection requirement to Somerset

\*While we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property. Room dimensions and property details have been supplied to us by the current vendor so are for indication purposes only. Accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Shared ownership homes are bought as leasehold properties, for more information speak to our team. Service charges and rent payable on the unsold equity of this property will be reviewed annually with any changes coming into effect on the 1st April each year. Your home may be at risk of repossession if you don't maintain your mortgage and rental payments.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

For more details or to book a viewing please contact Harriet Dwipayana:

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