





£400,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band D



Services

Mains electricity, calor gas water and private drainage are connected. Calor gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Management Charges £206.70

Directions

From Glastonbury/A361 follow the signs to Baltonsborough. At the centre of the village turn right (opposite The Greyhound Pub) into Church Lane, where Apple Meadow will be found after a short distance on the right hand side. From the A37 follow the signs to Baltonsborough. At the centre of the village turn left (opposite The Greyhound Pub) into Church Lane, where Apple Meadow will be found after a short distance on the right hand side.

Description

Beautifully presented throughout in a modern contemporary style, this spacious detached family house, enjoys well proportioned accommodation throughout, as well as having a large south facing rear garden, garage and parking.

From the entrance hall, stairs rise to the first floor, with doors opening to the cloakroom, kitchen/dining room and sitting room, where there is a window to the front. The kitchen/dining room is well appointed and generously proportioned, having a range of modern units and integrated appliances. There is ample space for a family dining table, plus a window and patio doors opening out onto the rear terrace and garden.

On the first floor there are three good bedrooms and two bathrooms. The master bedroom enjoys a front facing aspect, large built in wardrobe and a door into the en-suite shower room. Bedrooms two and three enjoy rear facing southerly aspects, overlooking the garden. Finally, the family bathroom is well appointed, with a suite comprising of a panelled bath with shower over, wash hand basin and a WC.

Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, village shop, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the infamous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.





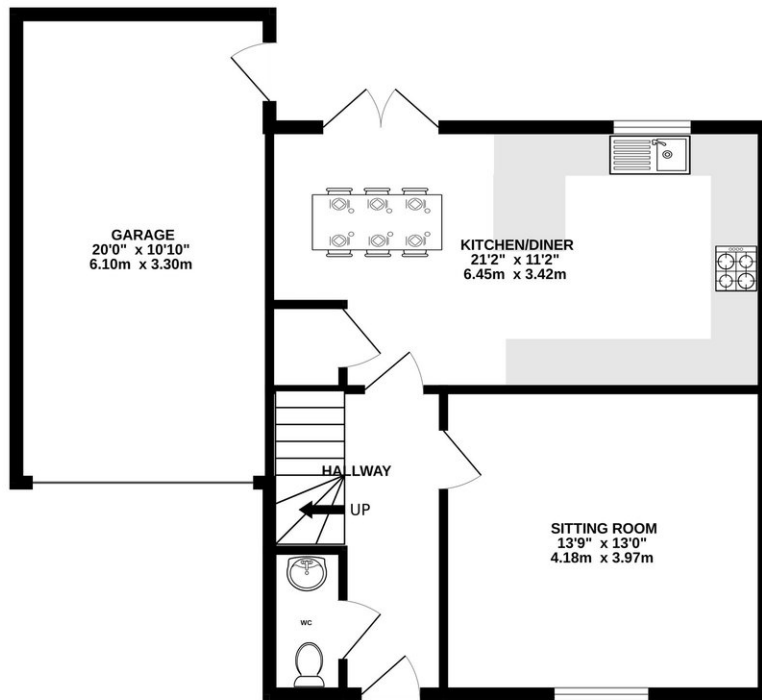
From the front, there is extended off road parking for two-three cars up to the single garage. This has an up and over door, with power/light supplied. A side access takes you into the south facing rear garden, which has been landscaped with a large patio terrace, stretching across the rear of the house. This opens up to a well manicured lawn, enclosed behind box hedging. At the foot of the garden, there is also a timber garden shed.



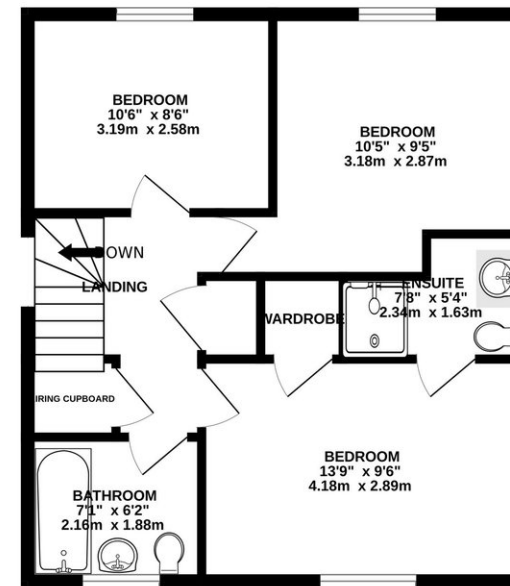
- Situated on a popular estate, just on the outskirts of the village, but ideally situated for the school, shop, pub and other local amenities
- On the ground floor, there is a cloakroom, sitting room and a kitchen/dining room with integrated appliances
- The first floor provides three good bedrooms, with the master bedroom having an en-suite shower room and large built in wardrobe
- Also on the first floor is the family bathroom, being well appointed with a bath having a shower over, wash hand basin and WC
- Outside, there is extended parking to the single garage at the front and a lovely enclosed, south facing rear garden



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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