



£289,950

*At a glance...*



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TAX

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**holland  
& odam**

2 Merrick Road  
Glastonbury  
Somerset  
BA6 9AT

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the hill, turn left into Wells Road and continue for approximately three quarters of a mile. Turn left into Merrick Road, where the property can be found on the right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.  
Solar Panels (Leased)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is situated towards the outskirts of the town approximately three quarters of a mile from the High Street with its good range of shops, restaurants, public houses, health centres and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway at Junction 23 (Dunball) is 14.5 miles whilst the major centres of Bristol, Bath and Yeovil are all within approximately one hour's drive.

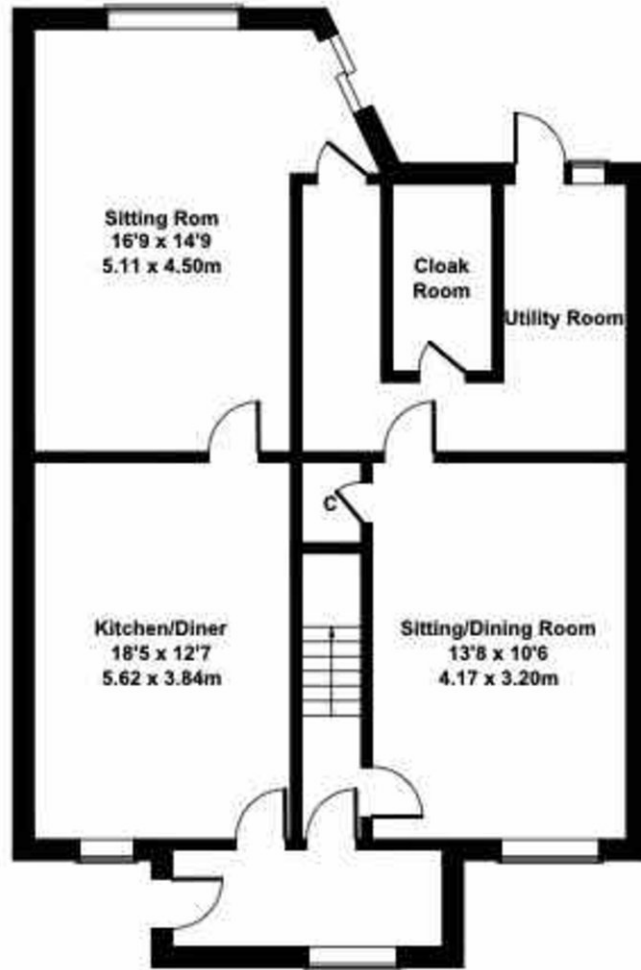
## Insight

A fantastic opportunity to purchase a well presented, extended, family home situated within a popular cul-de-sac, on the outskirts of the town. The property offers light and airy accommodation including two reception rooms, a large kitchen diner and three bedrooms. Outside, there is an enclosed rear garden and ample off street parking.

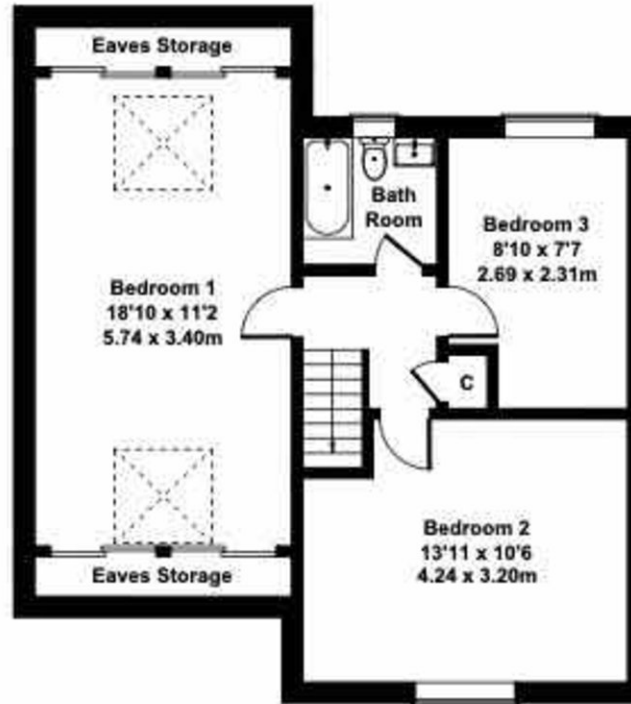
- From a large entrance porch, two doors lead into either the kitchen diner, or the first of reception rooms.
- The kitchen diner has been fitted with a mix of wall and base units with gas cooker, and space for american style fridge freezer.
- This versatile area comfortably accommodates a dining table and chairs, alongside a sofa, making it a very social space.
- As you continue through the property, there is a dual aspect sitting room with doors leading out to the rear garden, and a lovely woodburning stove.
- From here there is access to the utility room with space and plumbing for a washing machine, tumble drier and dishwasher. There is also a cloakroom, and external access.
- The utility room links back to the first of the reception rooms at the front of the property which could be purposed as a dining room, playroom or snug.
- On the first floor there are three large bedrooms, all of which are serviced by the family bathroom with white toilet, basin and bath with shower over.
- The master bedroom is flooded with natural light from two roof windows and benefits from eaves storage, while also providing adequate space for freestanding furniture.
- Bedroom two is a generous double, while bedroom three is a good sized single offering a built in storage cupboard.
- Outside, there is a private, enclosed rear garden with a covered patio area, offering an abundance of mature plants, shrubs and trees.



Approximate Gross Internal Area  
1841 sq ft - 171 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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**DISCLAIMER**

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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