





£398,500

To View:

Holland & Odam
30, High Street, Glastonbury, Somerset
BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk



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1



2

Energy
Rating

D

Council Tax Band
C

Services

Gas Central Heating

Local Authority

Somerset Council
0300 1232224

Tenure

Freehold



Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout take the third exit into Street Road. Pass Morrisons supermarket on the left and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, turn immediately right into Hill Head. Continue to the mini-roundabout and turn right into The Roman Way, continue and the property will be found on the left-hand side.

Description

Situated on the sought after south side of The Roman Way, this mature semi detached house benefits from spacious, well presented accommodation. Furthermore, the property has an attractively landscaped south facing garden, extending to some 100ft in length and affording stunning far-reaching views taking in Glastonbury Tor. On the ground floor, three doors lead off the entrance hall, two to reception rooms and one to a cloakroom, where another door opens into the garage/workspace.

On the right is the sitting room with a bay window to the front. The dining room features a fireplace with inset gas fire and is open plan to the sun lounge and kitchen. In the sun lounge, you can just sit and enjoy the beautiful view over the garden, Butleigh Moor and more so, to Glastonbury Tor. The kitchen benefits from an updated range of wall and base units, including integrated 'Bosch' electric oven, 'NEFF' induction hob, dishwasher and a 3 in 1 instant boiling water tap. An adjacent utility room houses a washing machine, fridge, cupboard and shelves. From here, a door opens into the back porch with a large walk-in cupboard, and the door to the garden.

On the first floor, there are steps up to the attic room and doors off to the three bedrooms. At the front, bedrooms one and three look out over the garden, with bedroom two enjoying the wonderful views over the rear garden and into the far distance. The bathroom comprises a panelled bath with shower over, wash hand basin and a WC. The attic has been partially converted with a strengthened floor and velux roof light added to the rear elevation.

Location

The property is in this outstanding location along The Roman Way on the southern outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, supermarkets, cafes, restaurants, public houses, health centres and schooling. The Cathedral City of Wells is 8.5 miles whilst Street is 1.5 miles and offers more comprehensive facilities including Strode College, Strode Theatre and the complex of shopping outlets within Clarks Village. Access to the M5 motorway can be gained at Junction 23, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





At the front, the house is set back from the road, behind a mature garden with attractive shrub borders. The garage has an electric door, a useful work space, and houses the recently updated gas fired central heating boiler. A pedestrian door opens into the rear garden. Here, the garden has been beautifully landscaped to provide well stocked and attractive rockery, borders, fruit trees, lawn and terraced patio areas, taking full advantage of the southerly views, including Glastonbury Tor.

At the foot, there are raised vegetable beds, a summer house and an access out onto 27 acres of fields, for which the property, along with other residents, benefits from shared ownership. The garden itself extends to some 100ft in length.

- Mature and spacious semi detached home, situated in a highly desirable part of the town
- Stunning views over open countryside and beyond with a view of Glastonbury Tor
- There are three good bedrooms and a bathroom on the first, with bedroom one taking full advantage of the views
- On the ground floor, there are two reception rooms with a living room at the front, an open plan kitchen and dining room, which in turn opens to a sun lounge
- The ground floor cloakroom leads through to the useful garage/workspace



- The attic has been part converted to provide a useable space with rear facing window
- At the front there is a garden and driveway leading to the garage. The rear garden has been attractively landscaped, extending some 100ft, taking full advantage of the views with gated access onto the field beyond

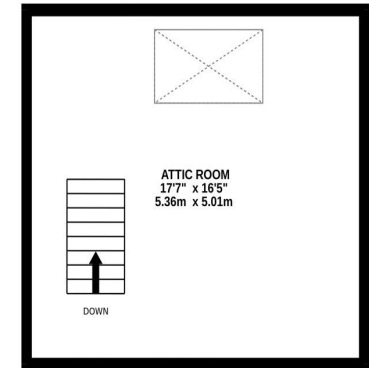
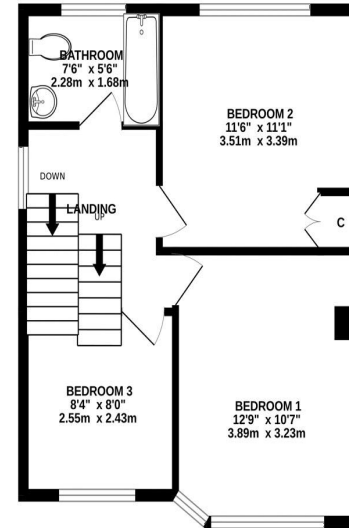
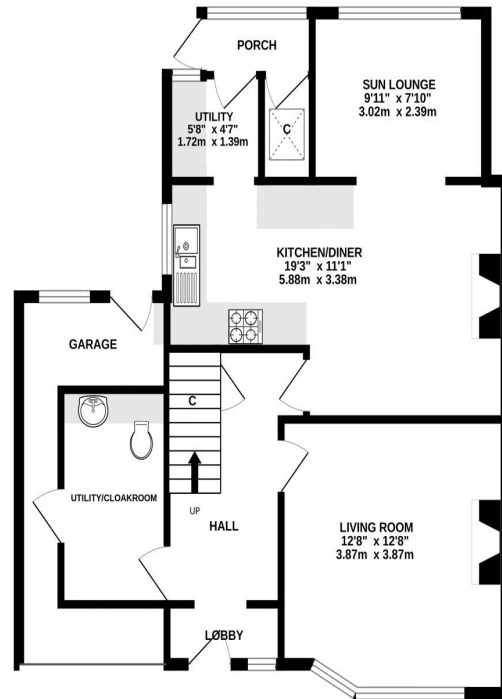
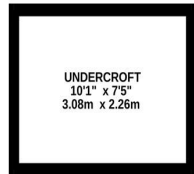


UNDERCROFT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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