



£250,000

*At a glance...*



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**holland  
& odam**

10 Buckton Close  
Glastonbury  
Somerset  
BA6 9RA

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

On entering Glastonbury Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Continue to the second roundabout, continue across past the left turn signposted to Meare. A hundred yards along is a turning on the left into this new development. As you enter, proceed on for about 100 yards, where you will see Buckton Close on your left hand side.

## Services

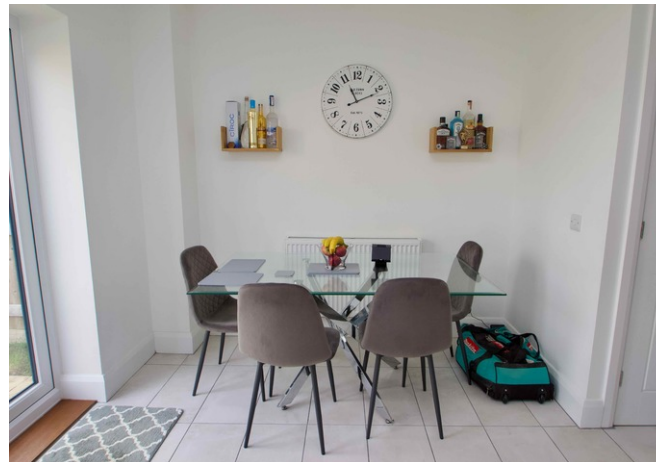
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

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

## Tenure

Freehold  
Estate/Management Charges £15.61 per month



## Location

The property is conveniently located being within a level walk of the town centre with its good range of shops, restaurants, public houses, health centres, supermarkets and cafes. Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode College and Strode theatre. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

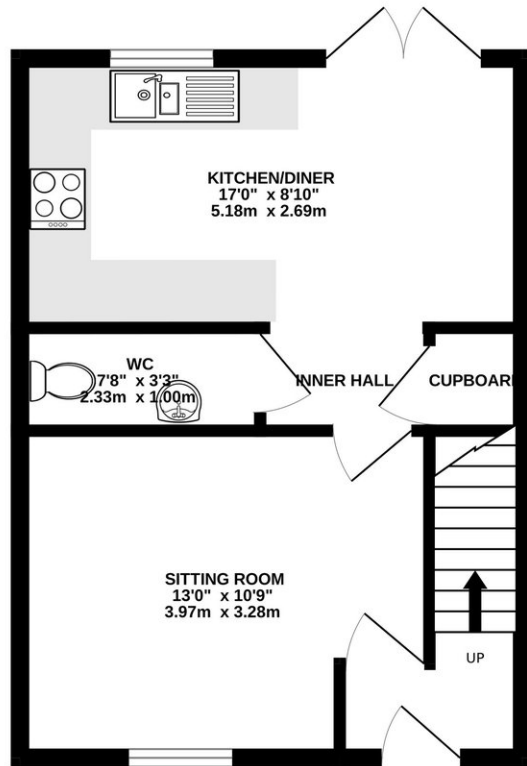
## Insight

Extremely well presented semi detached, two bedroom property enjoying a large rear garden with lovely sunny aspect and off road parking for two cars. On the ground floor there is a sitting room, with a cloakroom off of an inner hall, which leads into the kitchen/dining room. On the first floor there are two double bedrooms and a spacious bathroom.

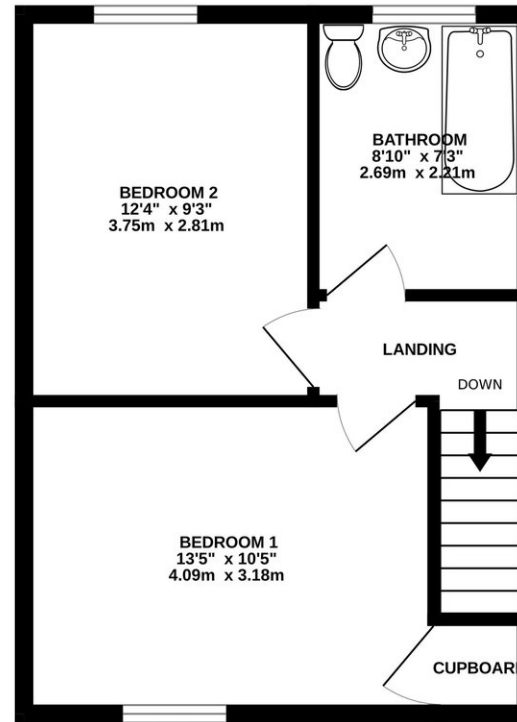
- From the entrance hall with a wide staircase to the first floor, a door opens into the sitting room. Here there is a window to the front and a door to an inner hall
- On the left there is a large cloakroom with WC and on the right an understairs store cupboard
- The kitchen/dining room comprises a modern range of units with integrated appliances, including an electric hob, double oven, fridge and freezer
- From the dining area, where there is ample space for a table and chairs, doors open to the patio and garden
- On the first floor, there are two good double bedrooms, with bedroom one having a front facing aspect and bed two looking out over the rear garden
- The bathroom is generously proportioned and comprises a bath with shower over WC and wash hand basin
- To the front there is off-road parking for two cars with side access to the rear garden.
- This large rear garden is mainly to lawn with a patio and garden shed, all enjoying a great degree of sunlight



GROUND FLOOR



1ST 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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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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