







£395,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy  
Rating

F

Council Tax Band B



**Services**

Mains electricity, water and drainage are connected. Newly installed electric panel heaters and wood burning stove in the sitting room.

**Local Authority**

Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**

Freehold

## Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite), and proceed straight ahead into Ham Street. No.3 St Dunstans Park will be found on the right-hand side just before the primary school.

## Description

A completely updated and restored end of terrace property with large corner plot gardens, extensive parking for large vehicles (van, caravan or boat), as well as several cars up to the double garage. Updates include replacement windows, newly fitted kitchen and peninsular unit with breakfast bar, redecorated and carpeted throughout, wood burning stove to the sitting room and re-plumbed. Situated in the heart of the village, close to the school, public house and excellent local store.

From the side entrance porch a door opens into the entrance hall. Stairs rise to the first floor with doors leading off to the kitchen and sitting room. Here there are dual aspect windows to the front and side, with a feature fireplace housing a newly installed wood burning stove. The kitchen has been completely updated with a contemporary range of wall and base units, with a peninsular unit and breakfast bar including an integrated oven and hob. Space and plumbing is also available for dishwasher and wine fridge. A door then leads into the rear hall, where doors lead to the outside, a cloakroom and utility room, comprising a modern range of units, with space and plumbing for a washing machine, tumble drier and fridge. This rear extension also provides potential (subject to planning), for conversion into a larger kitchen/breakfast room, opening onto the patio and garden aspect.

The first floor comprises of three good bedrooms and a family bathroom. Bedrooms one and three enjoy front facing aspects, with bedroom three also having a fitted cupboard. Bedroom two enjoys a rear facing aspect. Last of all is the family bathroom, which has been updated to provide a fully tiled walk in shower enclosure, WC and wash hand basin.

## Location

The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.







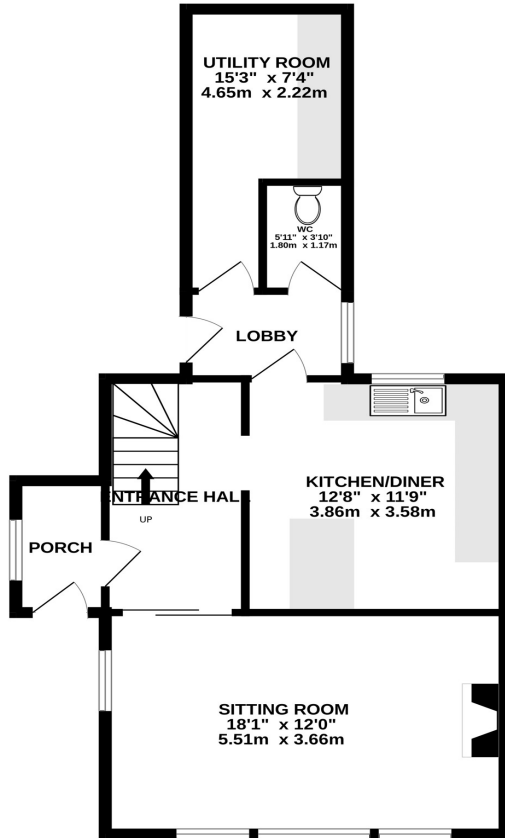
The gardens are beautifully maintained with shaped lawns and mature, well stocked flower and shrub borders. These extend across the front and side, and around the patio, all of which enjoy a great degree of sunlight through the day. Extending on from the garden, is a substantial area of parking, ideal for vans, caravans or boats. Vehicular access is gained from St Dunstons Park, with further parking to the double garage. This has twin up and over doors, with power/light supplied.



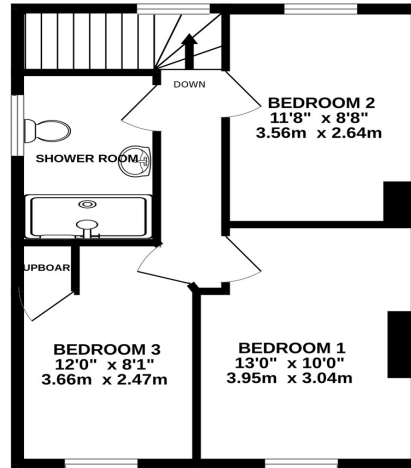
- Beautifully presented end of terrace house, having benefited from a complete redecoration, carpets, new windows and contemporary style fitted kitchen
- Situated in the centre of the village, close to the village school and local amenities
- Large corner plot position with lovely gardens, double garage and extensive parking to the rear
- There are three good bedrooms, as well as an updated bathroom
- On the ground floor, there is a sitting room, kitchen, utility and cloakroom
- Ample opportunity to add an extension to the side and rear, subject to any necessary planning consents



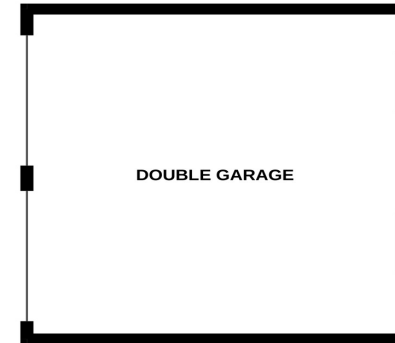
GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



DOUBLE GARAGE  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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