



£340,000

At a glance...



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**holland
& odam**

21 Walton Close
Glastonbury
Somerset
BA6 9GL

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

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 one mile and then turn left into Dunstan Park. Continue between the houses to the next right turn, and proceed along Sharpham Road, you will eventually come to the far end of the estate and then take the right hand fork for Walton Close, where the property can be found along on the right hand side

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges approx £200



Location

The property is situated on Dunstan Park close to countryside on the 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, restaurants, cafes, health centres, public houses and schooling. The Cathedral City of Wells is 6 miles whilst 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 and restaurants in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant. Bristol, Bath and Yeovil are all within commuting distance.

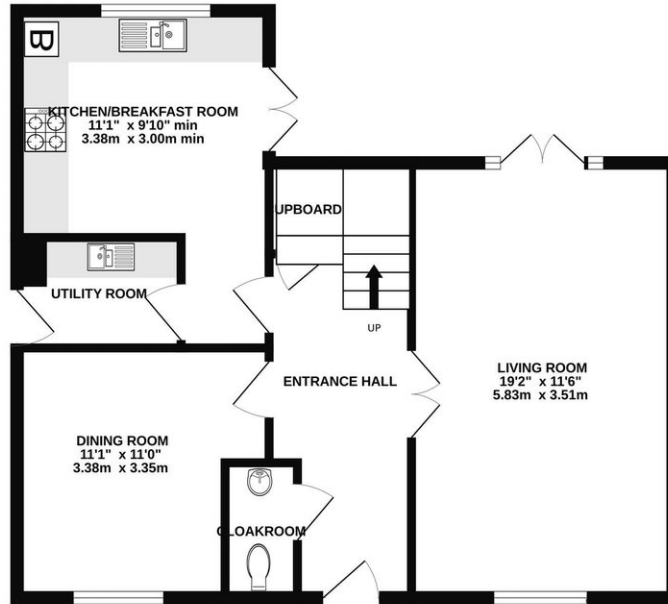
Insight

Situated at the far end of the estate, away from the main thoroughfare, this spacious four bedroom detached family house also benefits from having two garages, parking and a good enclosed rear garden. The four bedrooms are all doubles, (with the master bed having an en-suite shower room), as well as a family bathroom, two reception rooms, kitchen/breakfast room, utility and a cloakroom.

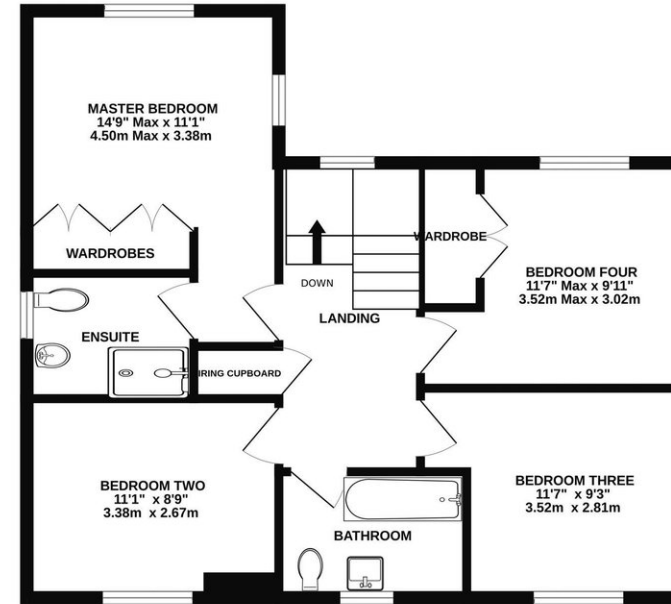
- Affording a favoured position on the estate, situated towards the towns northern outskirts and made available with No Onward Chain
- On the first floor, there are four double bedrooms and a family bathroom, with the master bedroom also having an en-suite shower room
- From the ground floor entrance hall, stairs rise to the first floor with doors to the cloakroom, kitchen/breakfast room and two reception rooms
- Double doors on the right of the hall, open to the sitting room, having a window to the front and patio doors to the garden
- The dining room has a window the front and the kitchen/breakfast room enjoys a modern range of units, incorporating an integrated double oven, gas hob, fridge/freezer and dishwasher
- Leading from the kitchen, there is a utility room housing an integrated washing machine
- At the rear of the house, there is a good enclosed garden laid mainly to lawn



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



21 WALTON CLOSE, GLASTONBURY, BA6 9GL

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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