



£340,000

*At a glance...*



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**holland  
& odam**

5 Pike Close  
Glastonbury  
Somerset  
BA6 9PZ

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the bypass. At the next roundabout take the third exit right into Sedgemoor Way. Continue for approximately 200 metres and take the turning on the left into Drum Avenue, follow the road around to the left, where Pike Close can be found on the 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



## Location

The property is situated on a small modern estate, centrally located within walking distance of the High Street with its range of shops, banks, restaurants, supermarkets, health centres and public houses. The historic town of 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 Theatre and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball, (Junction 23) is 14 miles whilst, Bristol, Bath, Taunton and Yeovil are all within commuting distance.

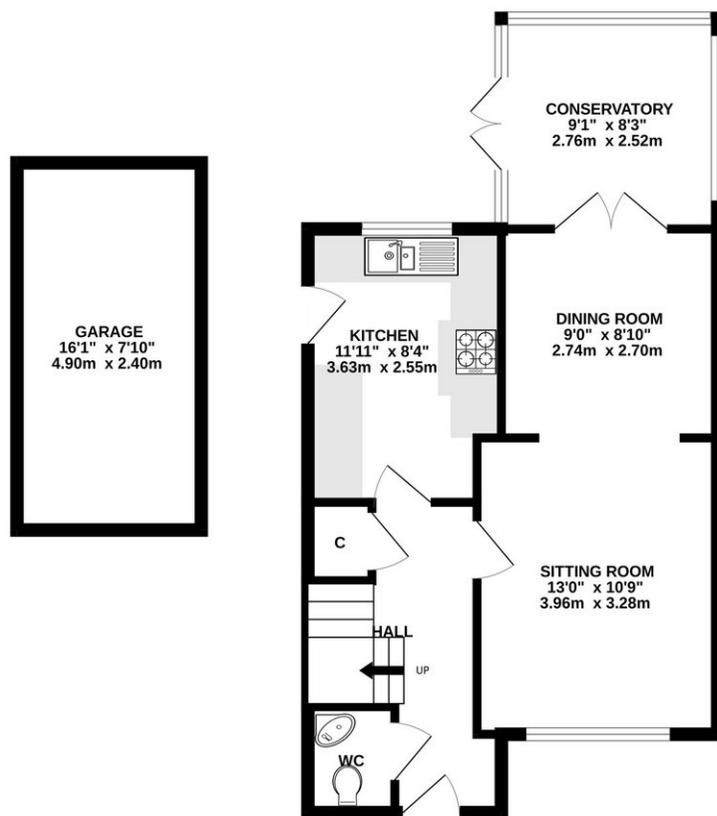
## Insight

Conveniently situated with a level walk to the High Street and local amenities, This spacious and well presented detached house enjoying accommodation comprising three good bedrooms (master bed with en-suite shower), a family bathroom, entrance hall, cloakroom, lounge/dining room, kitchen and conservatory. Outside, there are gardens to the front and rear with copse. Garage and parking to the side.

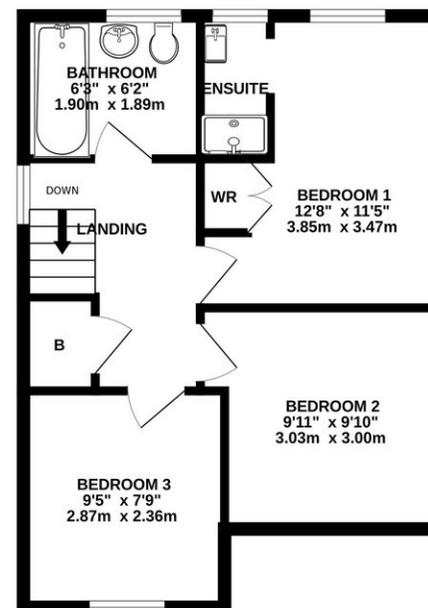
- Centrally located detached house, conveniently placed for local schools, modern community hospital as well as many other amenities. From the entrance hall, there is a cloakroom on the left, stairs to the first floor and doors to the sitting room and kitchen
- The sitting room has a window to the front and an archway into the dining room, where patio doors open to the conservatory, with underfloor heating, enjoying plenty of light, looking out onto the garden
- Into the kitchen, where there is a modern range of units, benefiting from appliances including an electric oven and gas hob, space also for a dishwasher, washing machine and fridge/freezer.
- On the first floor there is an airing cupboard, doors to the three bedrooms and family bathroom. Bedroom one has a window to the rear, fitted wardrobes and a concealed shower enclosure
- Bedrooms two and three both have front facing aspects and the family bathroom includes a panelled bath with shower over, WC and wash hand basin
- The house can be accessed from foot via the path from Sedgemoor Way, over the mature, well presented front garden, which has been prepared for easier maintenance
- Similar to the front, the attractive rear garden has been prepared for easier maintenance, with a patio extending out from the conservatory. The garden here enjoys a great degree of sunlight



GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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