



£395,000

At a glance...



4



1



2



EPC

C



COUNCIL
TAX

C

**holland
& odam**

32 The Roman Way
Glastonbury
Somerset
BA6 8AB

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



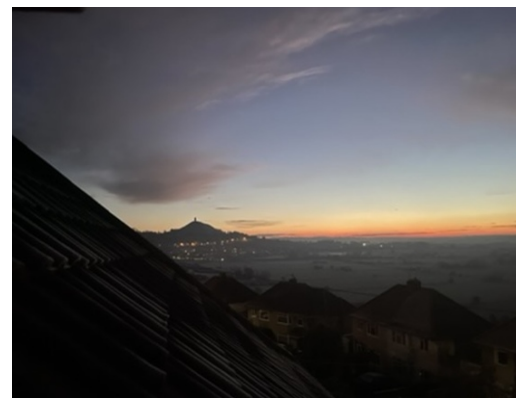
Location

The property affords an 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 Millfield School, 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.

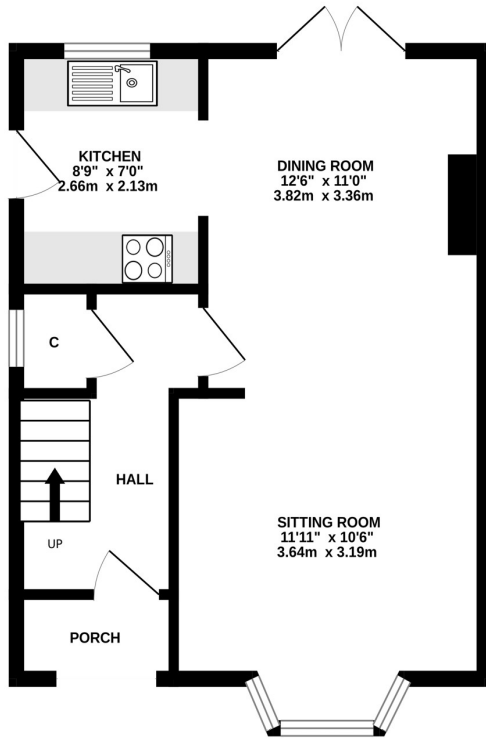
Insight

Affording an elevated position with far reaching southerly views at the front, situated along on the sought after location of The Roman Way. In the last 18 months, this property has undergone a transformation, with a loft conversion creating an en-suite fourth bedroom, to accompany the existing three bedrooms and bathroom on the first floor. On the ground floor there is an open plan sitting/dining room and kitchen. Outside, a garage/store and parking, lawned front garden, with a patio and large terraced rear garden, back onto Wearyall Hill.

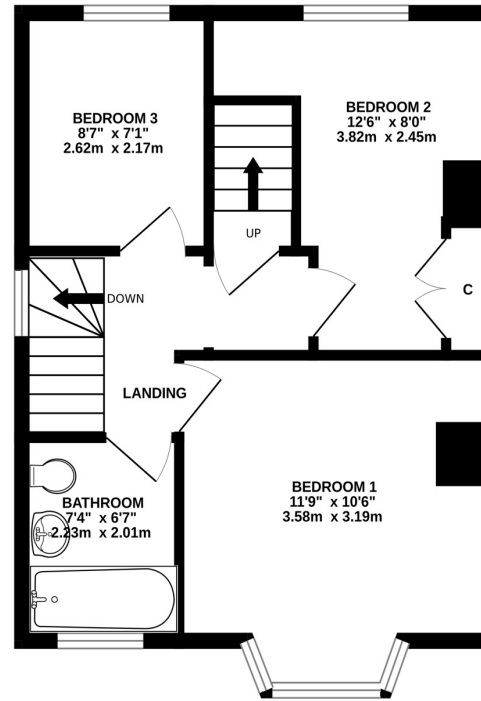
- Well presented semi detached house affording an elevated position and enjoying far reaching southerly views and a large rear garden back onto the slopes of Wearyall Hill
- On the ground floor, stairs rise to the first floor landing, with a door into the open plan sitting/dining room, here, there is a bay window to the front and patio doors to the garden
- The kitchen comprises an updated range of wall and base units, including space for a range cooker and a washing machine
- On the first floor, there are three bedrooms and bathroom. Bedroom one has a front facing aspect, taking in the stunning southerly views
- Bedroom two and three enjoy rear facing views over the garden, bed two also having a built in wardrobe
- A door then conceals stairs to the second floor attic conversion, providing a double bedroom with eaves storage, en-suite shower room and stunning views, including Glastonbury Tor in the east
- Outside, the property is set back above the road, with parking and a garage/store, with a south facing lawned garden
- At the rear, there is a large terraced garden and patio, extending to the slopes of Wearyall Hill



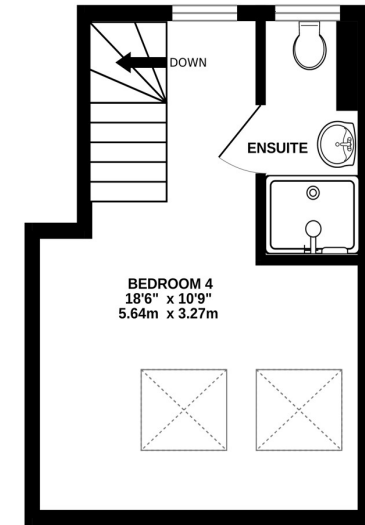
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.
Made with Metropix ©2024

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



Call us now to view: **01458 833123**