



£380,000

At a glance...



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**holland
& odam**

10 Polden View
Glastonbury
Somerset
BA6 8DZ

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

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Directions

On entering Glastonbury from Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing 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, proceed straight ahead into Butleigh Road. Continue down the hill and take the second turning on the left into Bretenoux Road and the second left into Actis Road. Polden View is the first turning on the right. The property can be identified by our For Sale board.

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 is situated on the popular Redlands development on the southern outskirts of this historic town. Glastonbury offers a wide range of facilities including shops, supermarkets, restaurants, health centres, schooling, public houses etc. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst the major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hours commuting distance.

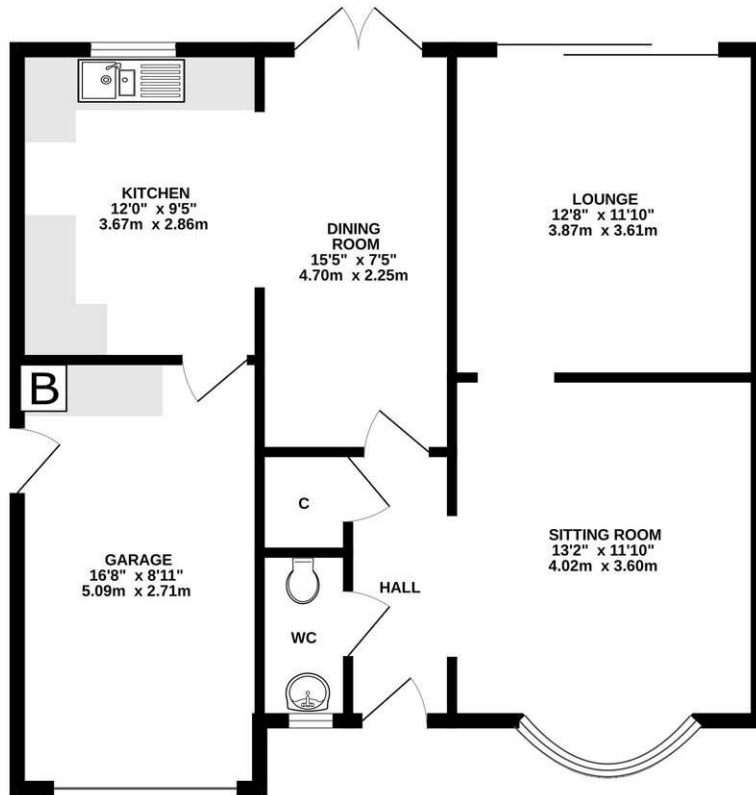
Insight

Situated within a quiet cul-de-sac on the popular Redlands development, this extended, detached family home offers four good sized bedrooms, an open plan kitchen diner, two reception rooms, ample off street parking and an enclosed garden laid to lawn to the rear. This wonderful property also enjoys views to Glastonbury Tor and is available with no onward chain.

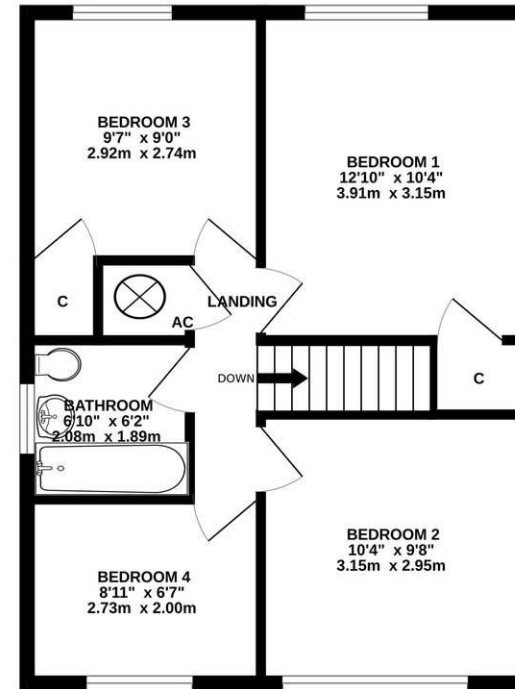
- Well presented accommodation benefitting from new carpets throughout.
- Upon entering the property, there is a cloakroom to the left, and an arched entryway into the dining room, where stairs ascend to the first floor, and a bay window floods the room with natural light
- From here, there is access to the light and airy sitting room to the rear with sliding patio doors allowing direct access into the garden
- The extended kitchen diner has been fitted with a range of wall and base units, freestanding cooker, and space for a fridge freeze, and can comfortably accommodate a dining table and chairs.
- From here, french doors open to the patio, perfect for alfresco dining, while an internal door provides access to the garage, equipped with water and drainage for a utility area.
- On first floor, there is an airing cupboard, housing the gas fired combination boiler, and doors off to the four bedrooms, three of which are doubles, and the family bathroom. Bedrooms one and three enjoy views over roof tops to Glastonbury Tor, while bedrooms two and four enjoy south westerly views towards Butleigh Hills
- Finally, the family bathroom is well appointed with a panelled bath and shower over, wash hand basin and WC
- Outside, the house is set back behind a large, block paved driveway to the single garage, with a side access to the rear patio and garden. Here, the garden is mostly laid to lawn, with an abundance of mature trees, shrubs and hedges.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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.
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DISCLAIMER

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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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