





£425,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

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 and after approximately half of a mile, before you reach St. Dunstan's School, Chisletts Nurseries will be found on the right hand side. Upon entering the driveway, you will see the house on the left-hand side.

Description

Situated in the heart of Glastonbury, towards the outskirts of town is this beautiful four bedroom detached family home. This light and spacious property offers four good sized bedrooms, providing stunning views of the mendip hills, a double garage and driveway parking. The rear garden is attractively presented, affording a lovely sunny aspect and an array of mature shrubs and plants. Available with no onward chain.

From the entrance hall, stairs rise to the first floor landing, with doors opening to the kitchen/breakfast room, cloakroom and to the sitting/dining room. Here there is a square bay window to front with a further window and patio doors opening out onto the rear garden. Additionally, there is a large understair store cupboard. The kitchen/breakfast room comprises a modern range of oak fronted units with integrated appliances, including a four plate hob, electric double oven and space for an undercounter fridge. A door then opens into the utility room where there is a further base unit, space and plumbing for a washing machine and fridge/freezer, plus a window and door to the garden, also the gas fired combination boiler.

On the first floor, there are matching doors to the four bedrooms and the family bathroom. Bedrooms one and two both being good doubles have front facing aspects, with both rooms incorporating built-in wardrobes. Bedroom one benefiting from having an ensuite shower room. Bedrooms three and four also being well proportioned, with windows overlooking the rear garden and bedroom three having a fitted wardrobe. Finally, the family bathroom comprises a panel bath with shower over, wash hand basin and WC.

Location

The property is situated towards the outskirts of the town approximately half a mile from the High Street with its good range of shops, restaurants, public houses, health centres and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. 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 in Clarks Village. Access to the M5 motorway at Junction 23 (Dunball) is 14.5 miles whilst the major centres of Bristol, Bath and Yeovil are all within approximately one hour's drive.



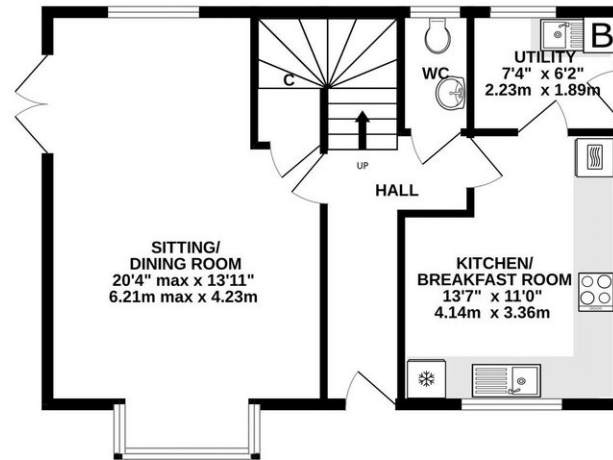


At the front, the property is approached from Wells Road over shared driveway with parking up to the double garage. This has an up and over door, eaves storage and power/light supplied. A pedestrian gate opens to the side garden and patio, extending from the sitting room and continuing across the rear elevation. Here there is a well stocked rockery, which in turn continues onto a lawned garden and enclosed behind timber fencing. Additionally, to one side, there is a further secure gated access to the front.

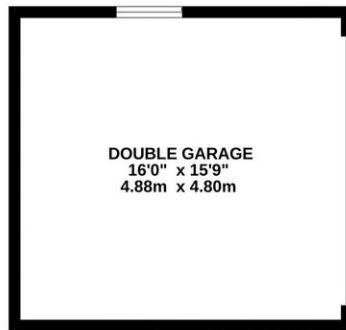
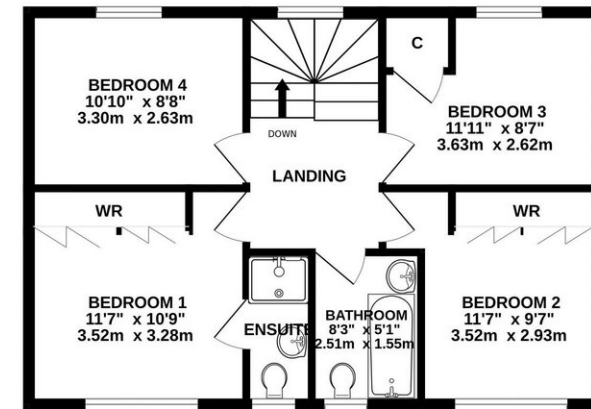
- * NO ONWARD CHAIN - VACANT POSSESSION *
- Detached family home situated in a very popular location and within close proximity to the town & all its amenities
- Beautifully presented, light and spacious accommodation throughout
- Four good sized bedrooms, two with built in wardrobes with the master bedroom enjoying an en-suite
- Two of the bedrooms also benefitting stunning views across the Mendip hills and beyond
- A modern kitchen affording a range of oak fronted units, including an integrated electric cooker and hob, with a door out into the utility which has plumbing for a washing machine, fridge freezer and access through a door into the garden
- The living room enjoys a large bay window with a front facing aspect and patio door out into the garden
- The rear garden is attractively presented, affording a lovely sunny aspect and enjoying a good degree of seclusion



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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