





£495,000

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
F

Services

Gas Central Heating
Electric

Local Authority

Somerset Council

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 High Street, turn left into Wells Road and continue until you reach a roundabout. Take the third exit towards the hospital following on until you reach the turning for Watts Corner on the right hand side. At the junction turn right and follow the road around to the left. Take the next right and number 58 can be found a little further on, on your righthand side.

Description

Situated on this popular estate of similar four and five bedroom detached house, with the main features here being the spacious nature of the accommodation, superb presentation throughout, with plenty of light, good gardens and ample parking to single garage.

On the ground floor, there is a superb entrance hall, with a feature staircase rising to the galleried landing. Doors then lead to the principle reception rooms, the kitchen and cloakroom. The sitting room features a fireplace with inset gas fire and double doors to the patio. In the dining room and study, both rooms have windows to the front. Another feature of the Watts Corner houses, is the large kitchen/family room. Here there is a range of units with integrated appliances, plenty of space for a family dining table, or settees, depending on your preference. Doors from here open to the garden and finally to one corner, is the utility room.

Moving on to the first floor, and the light and airy landing where doors lead off to the four bedrooms and the family bathroom. Both the master bedroom and guest bedroom have en-suite shower rooms, with bed looking out over the garden and bed one to the front, and also benefiting from a dressing room with a range of built in wardrobes. Bedroom three and four are also good doubles, with front facing aspects. Last of all is the family bathroom which includes a panelled bath and a separate shower enclosure.

Location

The property is located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned 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 Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.



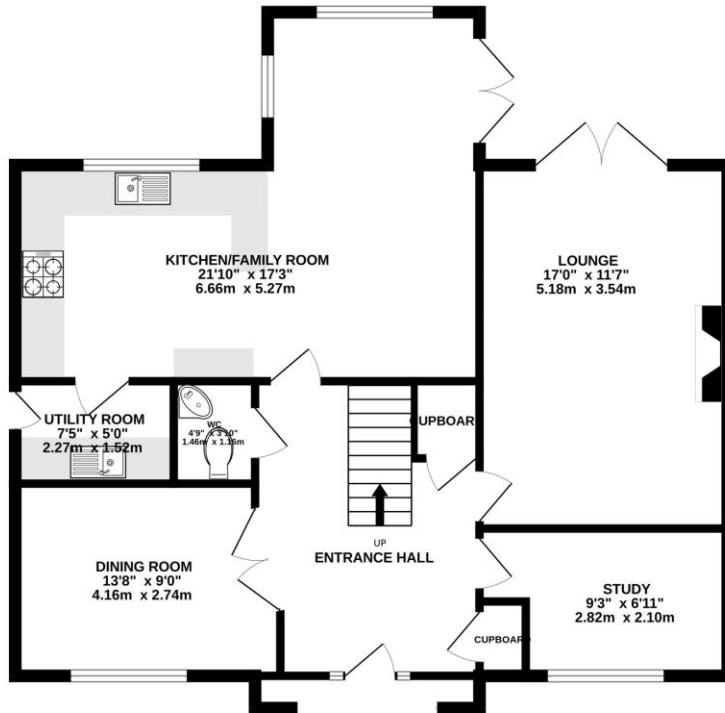


At the front, there is off road parking for two/three cars up to the single garage. The house itself is set back behind a front garden, bordered by a mature hedgerow. The rear garden is a picture, following the theme of the house, being neatly presented, with a well kept lawn and patio areas, ideal for taking advantage of the sunny aspects, that the garden enjoys. Adjacent to the driveway there is a pedestrian gate for easy access to and from.

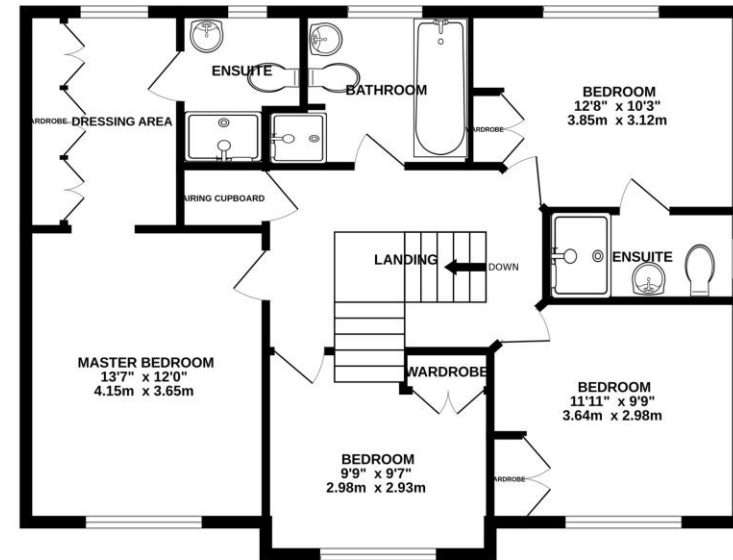
- Light and spacious accommodation, being well presented throughout
- Feature staircase in the entrance hall, rises to the first floor, with three principle reception rooms, cloakroom and kitchen off
- The study and sitting rooms have front facing aspects and the sitting room opening to the rear
- In the kitchen/family room, there is a range of modern units with integrated appliances and plenty of space in the family area. Last of all on the ground floor, there is a utility room
- On the first floor, there are four bedrooms and a family bathroom off the landing
- Bedrooms one and two, both have en-suites with bed one also having a dressing room
- Bedrooms three and four both have front facing aspects. Finally, the family bathroom includes a bath and shower enclosure
- Outside, there is driveway parking for two/three cars to the single garage, with the rear garden being well presented and enjoying a lovely sunny aspect



GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1770sq.ft. (164.4 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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