



£299,950

At a glance...



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**holland
& odam**

7 Hamlyn Road
Glastonbury
Somerset
BA6 8HS

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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 into Wells Road and after approximately 250 metres turn right into Leg of Mutton Road. Continue around the left-hand bend and then turn left into Hamlyn Road where 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 is situated in an elevated position approximately half a mile from the High Street with its good range of shops, banks, restaurants, health centres, supermarkets, public houses etc. 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 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College 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.

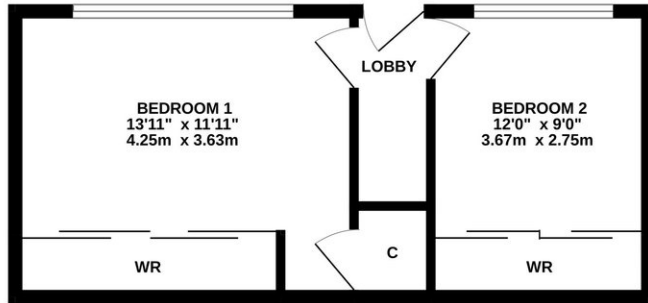
Insight

Affording an elevated location with wonderful far reaching views across the town to the levels in the west. This three bed detached house is conveniently situated within five minutes walk of the High Street and does requiring some updating. It also benefits from a sitting room, kitchen/dining room, with two garages and driveway parking to the front, plus an enclosed garden to the rear.

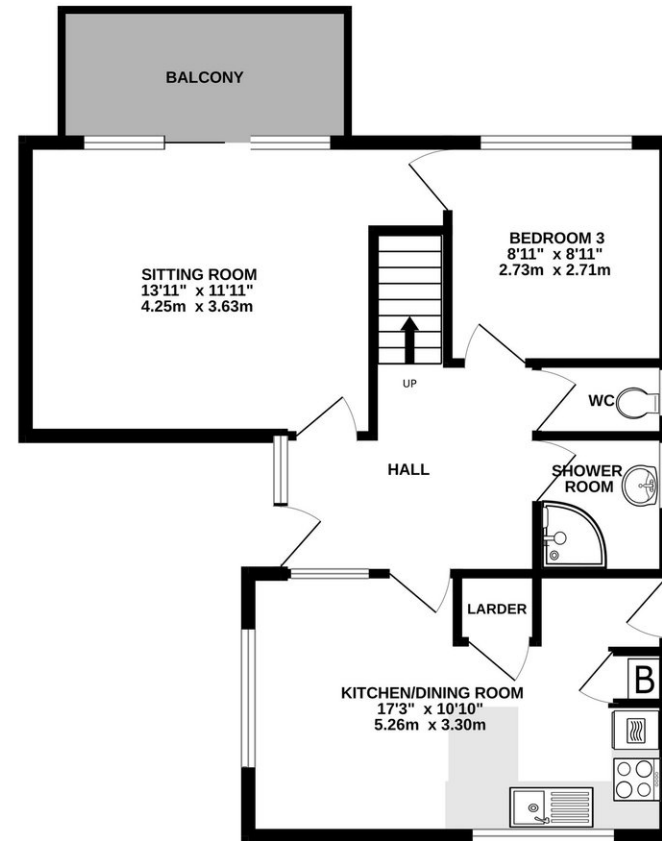
- Requiring some updating. This detached family house is located along the sought-after Hamlyn Road and is available with No Onward Chain
- The ground floor comprises of an entrance hall with a sitting room, having sliding doors opening onto a balcony, taking in the wonderful views
- A kitchen/dining room with a range of modern units, including an integrated double oven and hob. Space and plumbing for a washing machine and dishwasher. Dual aspect windows to the front and side also having a pantry cupboard
- On this level there is a double bedroom enjoying westerly views, a shower room with tiled enclosure and wash hand basement. Separate WC. Airing cupboard
- On the lower ground floor, there is a door to the garden and further doors to the two double bedrooms
- Both have fitted wardrobes and windows overlooking the garden, also enjoying the best of the Westerley views
- Outside, at the front, there is off road parking for two cars, and two separate garages in the blocks opposite with access into the rear garden. Here there is a lawn, enjoying the best of the the views and sunny aspect



LOWER GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



GROUND/FIRST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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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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