





£425,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Energy Rating B

Council Tax Band D



Services

Mains gas, water and drainage are connected. Gas central heating system. \* Privately owned photovoltaic tiles to the rear elevation \*

Local Authority Somerset Council  
03001232224  
somerset.gov.uk

Tenure Freehold

## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the main 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, turn right into Hill Head where the property will be found on the left towards the brow of the hill.

## Description

Affording an elevated position along Hill Head and taking in stunning south and westerly views, including Glastonbury Tor in the east. This detached property boasts three bedrooms and two reception rooms, kitchen and a garden room enjoying those wonderful views. There is a sun terrace, lawn and garden at the rear, all benefiting from the sunny aspect.

From the enclosed front entrance porch, a door leads into the hall, where stairs rise to the first floor, on the right are two useful store cupboards. The sitting room includes a feature fireplace, built-in display shelving, wooden block flooring continuing from the hallway, archway to the dining room and a door into the garden room. Enjoying stunning southerly views over the levels and the far distance, patterned tile floor. Doors to the rear and kitchen. Into the dining room, cupboard on the right, window to rear and door to an inner hall where further doors opening to the garage, cloakroom and kitchen. Here there is a modern range of units with integrated oven/hob. Space and plumbing for washing machine, dishwasher and fridge.

At the first floor landing doors, open to the three bedrooms and bathroom. Bedroom one has dual aspect windows, sharing spectacular southerly views with the landing window, over the levels. Bedroom one also benefits from a built-in wardrobe. Bedroom two has a front facing aspect with far reaching northerly views. Bedroom three also sharing a front facing aspect. All three bedrooms benefit from wooden floors. The bathroom comprises a fully tiled and updated wet shower room with mains shower, vanity unit with wash hand basin and towel rail. Adjoining is a separate WC.

## Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, supermarkets, restaurants, public houses and health centres. The Cathedral City of Wells is 6.5 miles whilst Street is 2 miles and also offers good facilities including Strode College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The M5 motorway can be accessed at Junction 23, some 14 miles distant whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



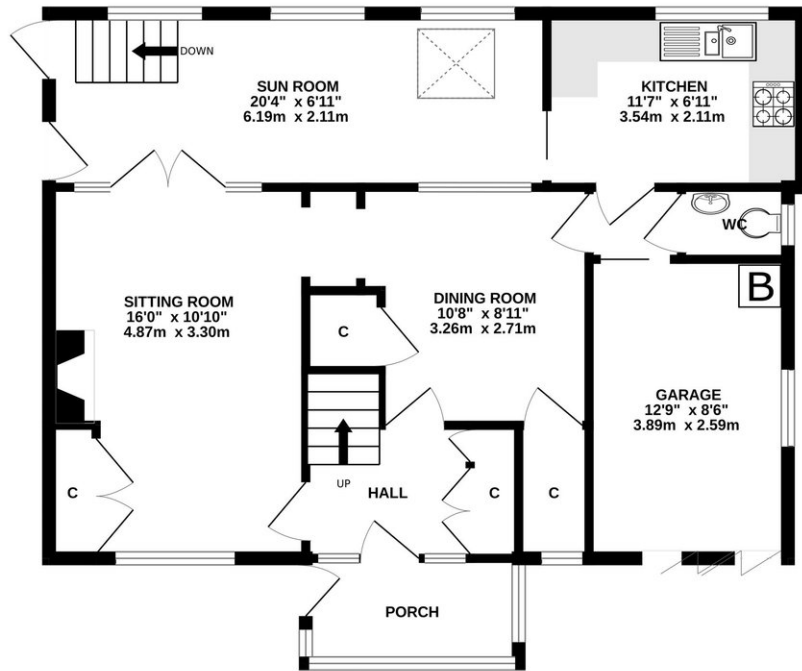


At the front, there is a parking space adjacent to the integral garage, which has power/light supplied and a door into an inner hall. The rear of the property enjoys spectacular south and westerly views over the moor and beyond. At the immediate rear, there is a sun terrace, ideal for 'al-fresco' dining, with steps down onto a level lawn. Here there is a timber garden shed and an opening into a large, mainly uncultivated garden, providing plenty of potential.

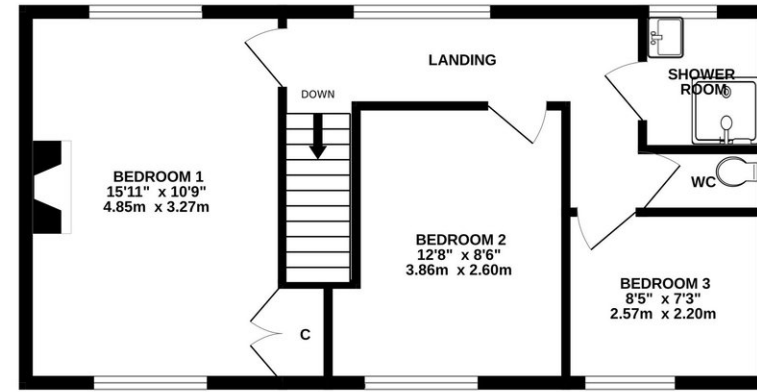
- Situated in an elevated location along Hill Head, enjoying superb far reaching south and westerly views
- On the ground floor there is a sitting room and dining room, accompanied by the kitchen, garden room and cloakroom
- To the first floor, there are three bedrooms, with the master bedroom having a window to the front and the rear window taking in the very best of the views
- Bedrooms two and three both have northerly views, The bathroom having been updated to a wet shower room, with a vanity unit and wash hand basin, and adjoining is a separate WC
- At the front, there is parking in front of the single integral garage, with the rear comprising of a sun terrace, lawn and large sloping garden, ripe for further cultivation
- Photovoltaic tiles (solar), are fitted to the rear elevation, providing a significant energy saving



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



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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