







Guide price £475,000

## To View:

Holland & Odam  
30, High Street, Glastonbury, Somerset

BA6 9DX

01458 833123  
glastonbury@hollandandodam.co.uk



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2

Energy  
Rating **D**

Council Tax Band  
**D**

## Services

Gas Central Heating. Mains  
services connected

## Local Authority

Mendip District Council  
0300 3038588  
mendip.gov.uk

**Tenure**  
Freehold







## Directions

From the centre of town, proceed to the top of the High Street and turn left. You will then find number 15 approximately 250 yards along on the left hand side, just before the turning for St Edmunds Road.



## Description

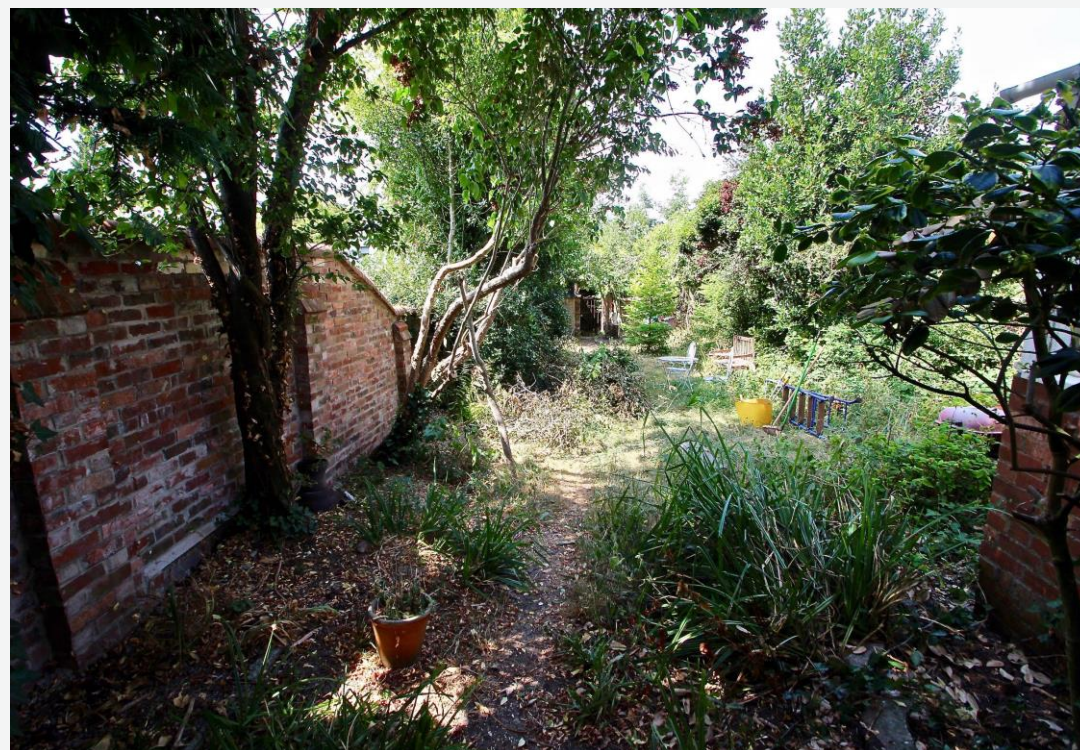
Number 15 Wells Road is a fine example of a substantial town residence built towards the end of the nineteenth century. From the gabled storm canopy a door opens into the vestibule hall, which in turn opens to the entrance hall. A fine staircase with turned newel posts rises to the first floor with an understair cupboard, stripped wooden floor, plaster coving and doors to the principle reception rooms. The sitting room at the front has a deep bay window, feature open fireplace, plaster coving to the ceiling and exposed wooden floor. The dining room also features a fireplace with inset multi fuel stove and storage cupboards to both sides, a bay window with a views to the garden, coved ceiling and stripped wooden floor. The kitchen/breakfast room comprises a range of modern 'Shaker' style wall, base and drawer units with integrated electric double oven, four ring gas hob, dishwasher and fridge. Doors to the front passageway, garden and down to the laundry/utility room. Here there is plumbing for the washing machine, gas fired central heating boiler and further doors into a cloakroom and the lean-to sun room.

From the first floor landing, there is a shower room off the half landing with further stairs rising to the second floor landing. Doors then lead off to three bedrooms, bedroom one having views to the rear over the garden and St Johns Church tower, bedrooms two and four have windows to the front, with all three having exposed floorboards. On the second floor, there is bedroom three, having views to the rear over the town. Also there is a family bathroom here with a roll top bath, wash hand basin and WC.



## Location

The property is situated in an elevated position approximately a mile from the town centre with its good range of shops, supermarkets, restaurants, cafes, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. The thriving centre of Street is 2.5 miles and offers more comprehensive 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 (Dunball) some 14 miles whilst Bristol, Bath, Taunton and Yeovil are within commuting distance.







The property is approached via a timber entrance gate and winding pathway through the front garden which is stocked with numerous decorative shrubs and boundary hedges. The sheltered south westerly rear garden is a particular feature of the property and comprises: raised seating area with a short flight of steps descending to lawn with well established borders, the whole contained within a brick boundary wall which affords a good degree of privacy. At the foot of the garden, there is also a useful timber summer house.

AGENTS NOTE: There is also a single garage, accessed via the lane at the rear of the property, which is available to buy, via separate negotiation.

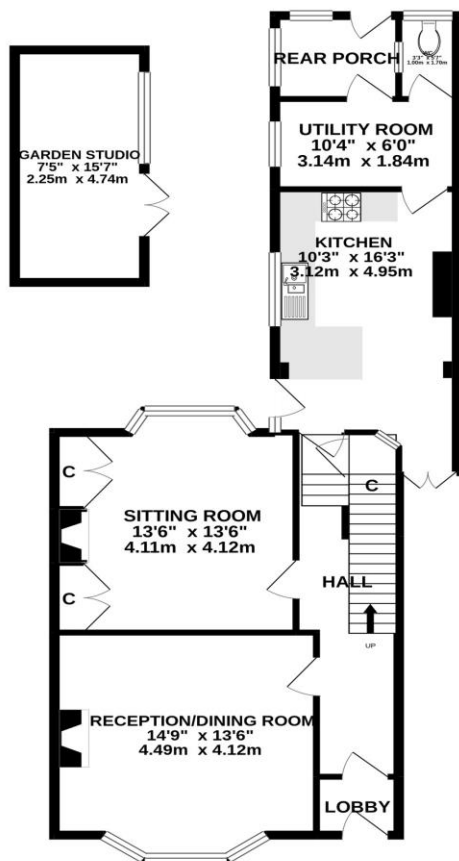


- Charming late victorian semi detached town house
- Enjoying many original period features, including moulded cornicing, cast iron fireplaces and exposed wooden floors
- Four good bedrooms
- Sitting room and separate dining room
- Kitchen/Breakfast room, with a steps down to a utility room and cloakroom
- Two bathrooms
- Walled rear garden down to a summer house/studio at the foot
- Option to buy a single garage at the rear via separate negotiation

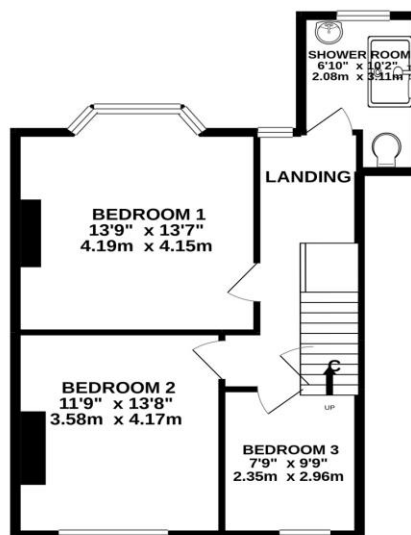




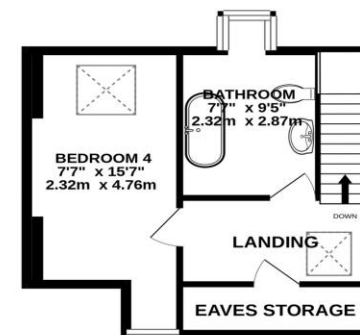
GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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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