



£455,000

At a glance...



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COUNCIL
TAX

TBC

**holland
& odam**

21 Mansfield Way
Baltonsborough
Glastonbury
Somerset
BA6 8FN

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the centre of Baltonsborough, Greyhound Inn on your left, turn left just passed the pub into Ham Street. Continue for approximately a quarter of a mile, whereby you will find Mansfield Way on your right hand side. Turn here and follow the road into the development, whereby the property will be found on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £TBC



Location

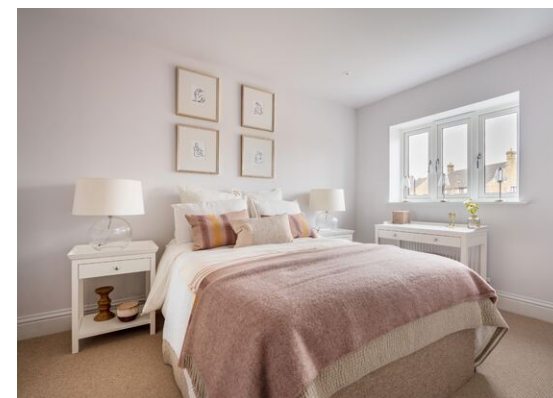
Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, shop, public house and village hall. The parish hosts many clubs and activities. Nearby, is the historic town of Glastonbury, famous for its Tor and Abbey Ruins and is 8 miles from the Cathedral City of Wells and 3 miles to the thriving centre of Street, which offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. Excellent schooling can also be found locally across all ages to include Strode College which celebrates an outstanding Ofsted rating 3 miles, prestigious Millfield School just 2.5 miles, Millfield Prep 3 miles, Hazelgrove Prep school 6 miles, Wells Cathedral 8 miles, Kings School Bruton and Bruton School for Girls 10 miles. Castle Cary with its main line connection to London Paddington is twenty minutes drive whilst the nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) can be reached within half an hour. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

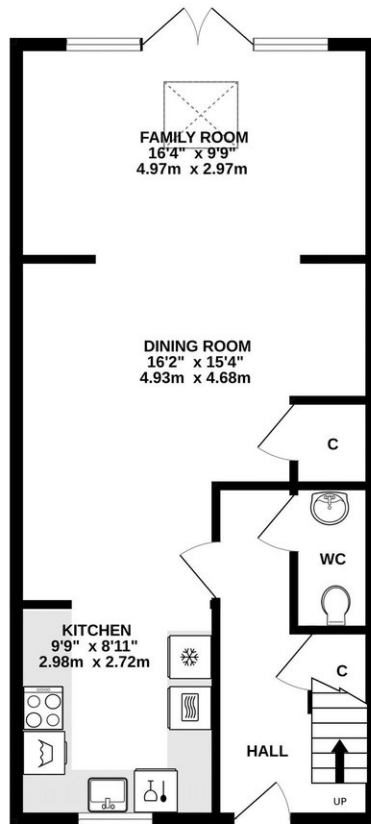
A beautifully crafted family home, offering everything to be expected from a Galion home. This exceptional mid terrace, three double bedroom property, embraces contemporary open living on the ground floor, including a quality range of kitchen units, with integrated AEG appliances, a delightful rear aspect from the sitting room to the garden and underfloor heating. The accommodation is situated over two and a half floors, with two bedrooms and a family bathroom on the first floor, rising to the second floor, master bedroom and en-suite shower room. There is off road parking to the front, an enclosed lawned garden to the rear, with two further spaces, including an EV charging point for cars.

About the developer - Galion is proudly delivering legacy projects within rural communities with a passion to protect and preserve the neighbourhoods it serves. As an award winning, small regional bespoke new home builder, we have a unique fluidity advantage over any other, larger builders which allows us to build only the best. Each member of the team is passionate about building beautiful, traditionally designed homes that stand the test of time ensuring warm and welcoming communities for generations to come.

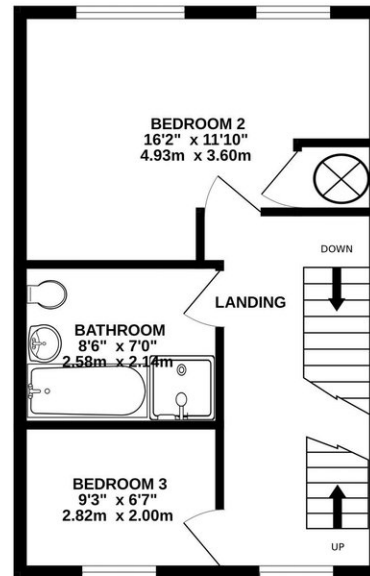
- Highly sustainable, energy efficient homes by Galion, traditionally built to the highest quality throughout and benefiting from Ground Source Heating
- Spacious three bedroom home with accommodation spread over two and half floors
- Open plan living space on the ground floor, leading from the welcoming entrance hall, including a quality kitchen with fitted AEG appliances and lovely aspect to the rear garden
- Master bedroom on the second floor with an en-suite shower room, plus two further double bedrooms and family bathroom on the first floor
- Off road parking at the front, with an enclosed, lawned rear garden with two further parking spaces including an EV charging point



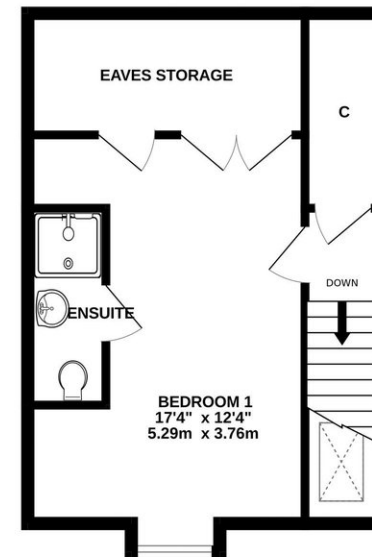
GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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