



£260,000

At a glance...



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COUNCIL
TAX

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**holland
& odam**

77 Sharpham Road
Glastonbury
Somerset
BA6 9GD

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 continue for approximately 1.5 miles and then turn left into Dunstan Park. Continue between the houses, bearing around to the left, continue through a traffic calming part of the road where the property can be located 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
Estate/Management Charges TBC



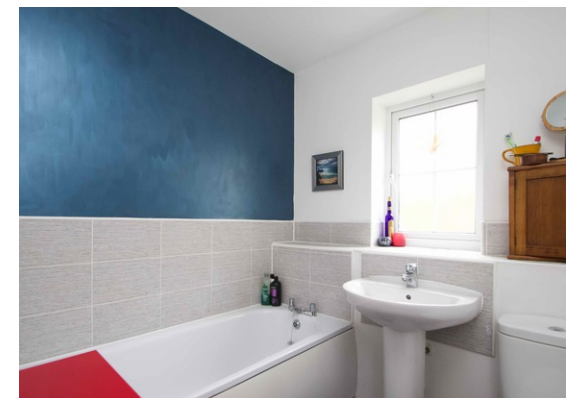
Location

The property is situated on Dunstan Park close to countryside on the outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, banks, restaurants, cafes, health centres, public houses and schooling. The Cathedral City of Wells is 6 miles whilst Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets and restaurants in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant. Bristol, Bath and Yeovil are all within commuting distance.

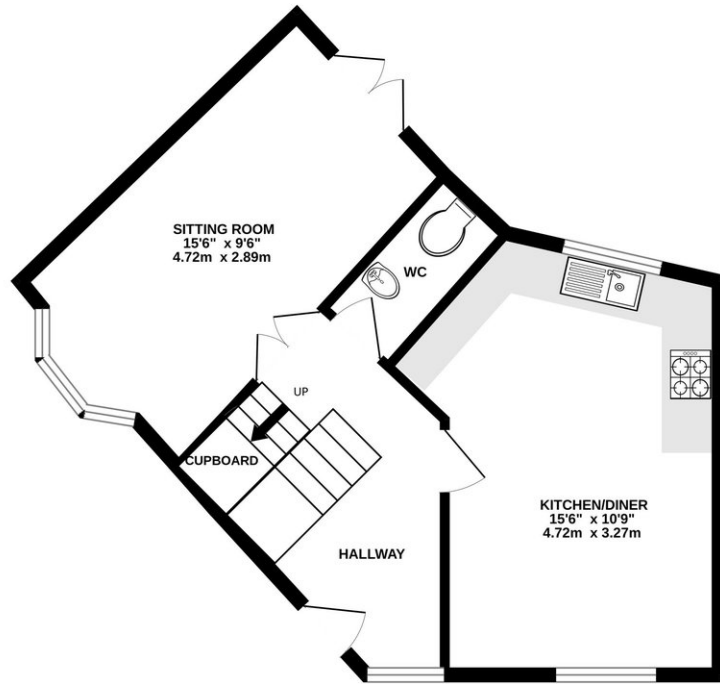
Insight

A well presented three bedroom home situated within the popular Dunstan Park development on the fringes of Glastonbury. The property offers three bedrooms, a good sized kitchen diner, sitting room, and enclosed, low maintenance garden. There is also a parking space and single garage.

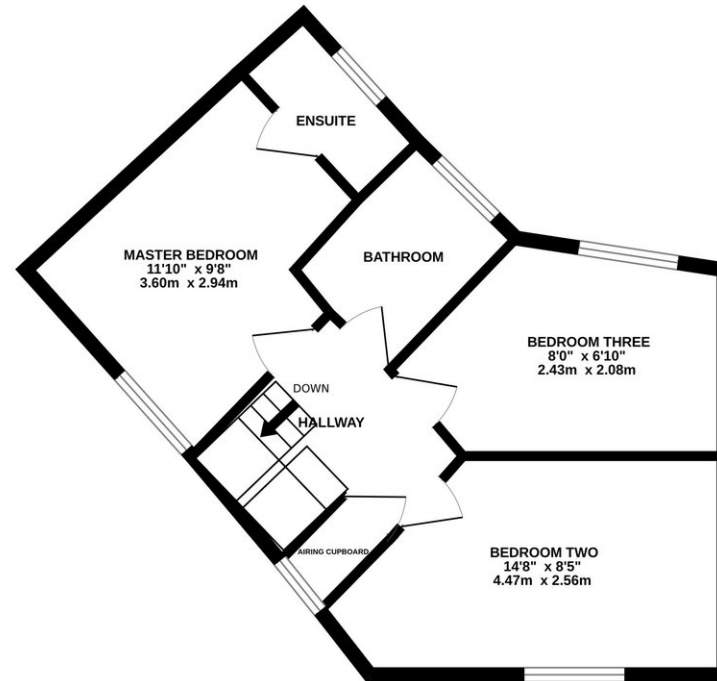
- Enjoying a set back position towards the end of the development with open outlook to the front.
- From the large entrance hall, stairs rise to the first floor, while doors provide access into the sitting room, and kitchen diner. There is also a useful cloakroom.
- Double doors lead into the well proportioned sitting room with bay window and lovely wood burning stoves. Patio doors lead out to the private and enclosed rear garden.
- The kitchen diner has been fitted with a mix of wall and base units with integrated electric oven and gas hob.
- On the first floor there are three good sized bedrooms, two of which are doubles. The master bedroom benefits from an ensuite shower room with shower, basin and toilet.
- Bedroom two is light and airy, while bedroom three, utilised as a home office, is a good size single, both of which are serviced by the family bathroom with basin, toilet, and bath with shower over.
- Outside there is a low maintenance garden, abundant with mature plants, trees and shrubs, helping to add a real sense of privacy.



GROUND FLOOR



1ST FLOOR



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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