



£435,000

At a glance...



4



2



2



EPC

D



COUNCIL
TAX

E

**holland
& odam**

41 Boundary Way
Glastonbury
Somerset
BA6 9PH

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On approaching Glastonbury from Street/Bridgwater at the relief road roundabout (B & Q on the left), take the second exit onto the by-pass. Take the first turning on the right into Ranger Road and at the junction bear left into Boundary Way and proceed for approximately three hundred and fifty yards where the property will be identified 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 on the popular Millstream Development towards the south western outskirts of the town, yet being within walking distance of Morrisons and Tesco supermarkets and the centre of this historic town. Glastonbury is famous for its Tor and Abbey Ruins and has a good range of shops, cafes, Inns, schools and health centres. The thriving centre of Street is some two miles and offers a more comprehensive range of shopping, sporting and recreational facilities including Clarks Village, complex of factory shopping outlets, both indoor and outdoor swimming pools and Strode Theatre. The Cathedral City of Wells is some 6 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. Bristol, Bath, Taunton and Yeovil are each within an hour's drive.

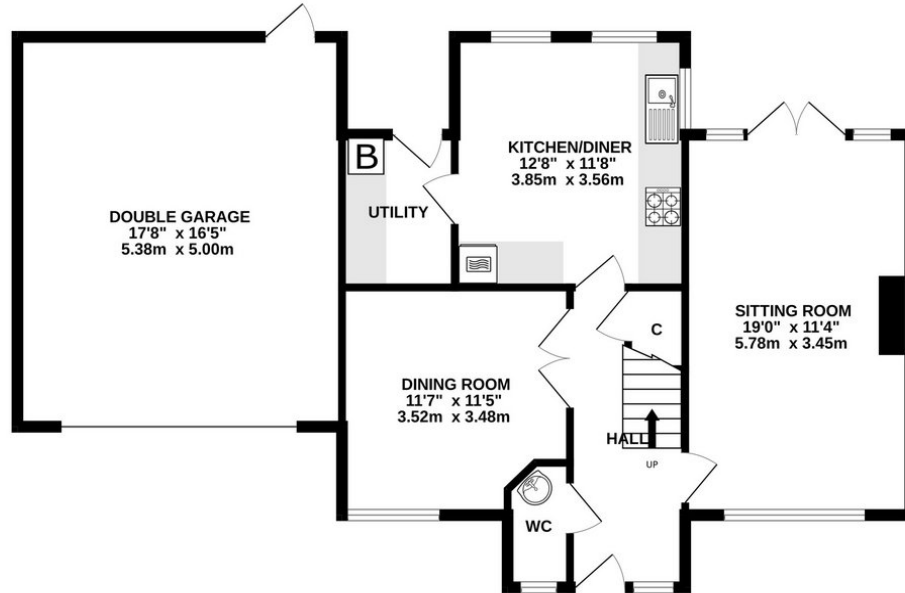
Insight

This attractively designed four bedroom detached house is available with no onward chain and benefiting from a good rear garden with a sunny aspect, having driveway parking to the double garage. On the ground floor there are two reception rooms, a kitchen/breakfast room, with utility off. On the first floor, accompanying the four bedrooms, there is an en-suite shower room to the master bedroom and a further family bathroom.

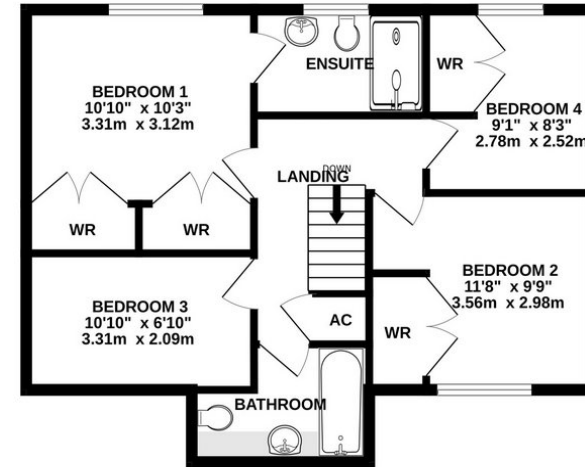
- Spacious detached family house, situated on this popular estate and is available with No Onward Chain
- On the ground floor, there is a reception hall with cloakroom and doors off to the sitting room, kitchen/breakfast room and dining room
- The sitting room has a window to the front, which in turn has windows and doors opening onto the rear garden
- The dining room has a window to the front, with the kitchen/breakfast room offering an excellent range of units and includes an integrated electric oven and gas hob. From here there is an opening into a utility, with space and plumbing for a washing machine and tumble drier
- On the first floor, there are four good bedrooms with bedrooms one, two and three all having fitted wardrobes. There is also an en-suite shower room to the master bedroom and a family bathroom
- At the front the double garage has parking adjacent with a lawn and mature hedgerow. The rear garden is generous in size, with patio and lawn, enclosed behind timber fencing and mature shrub beds, plus a pedestrian door into the rear of the garage



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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.
Made with Metropix ©2024

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



Call us now to view: **01458 833123**