





£495,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy Rating B

Council Tax Band D



Services

Mains, electricity, gas, water and drainage are connected. Gas central heating system. Private solar panels and solar battery storage.

For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold

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 right and then take the second turning on the left into Dod Lane. Continue up the hill where the property can be found on the left hand side.

Description

Situated within an extremely desirable cul-de-sac, a stones throw from Glastonbury town centre, 9 Dod Lane is a superbly presented detached property offering well proportioned accommodation including two large reception rooms and three good sized bedrooms. Outside there are both front and rear gardens, and ample off street parking with a driveway and single garage. The property also benefits from solar panels with battery storage and is available with no onward chain.

As you enter into the spacious hallway, the generous proportions of which are replicated throughout the entire property, there is access into the kitchen and sitting/dining room, and stairs rising to the first floor. There is also a useful cloakroom, alongside internal access into the garage.

The L shaped, open plan sitting/dining room is light and airy and benefits from a gas fireplace at the centre with tiled surround, and has ample space for a dining table and chairs alongside freestanding furniture.

From here there is access into both the family room at the rear, and the well appointed kitchen which has been fitted with a range of wall and base units with integrated double oven, and electric hob, and ceramic sink, complemented with wooden worktops. There is also space and plumbing for a freestanding fridge and dishwasher, while a window floods the room with plenty of natural light and offers views over the garden to the rear. The family room is a superb social space, generous in proportions, with built in bookshelves and double doors opening onto the private and enclosed garden at the rear.

Upstairs, off the bright and airy landing there are three good sized bedrooms, two of which are doubles which overlook the garden to the rear, and the master bedroom benefits from built in wardrobes. Bedroom three is a comfortable single and situated at the front of the property. Servicing all bedrooms, is the family bathroom, fitted with a white suite comprising bath, basin, toilet and separate walk in shower.

Location

The property is situated within a quiet cul-de-sac in the historic town of Glastonbury, famous for its Tor and Abbey Ruins while the High Street is within a short walk and offers a good range of shops, supermarkets, restaurants, health centres, schooling and public houses. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles, whilst Bristol, Bath and Yeovil are all within commuting distance.





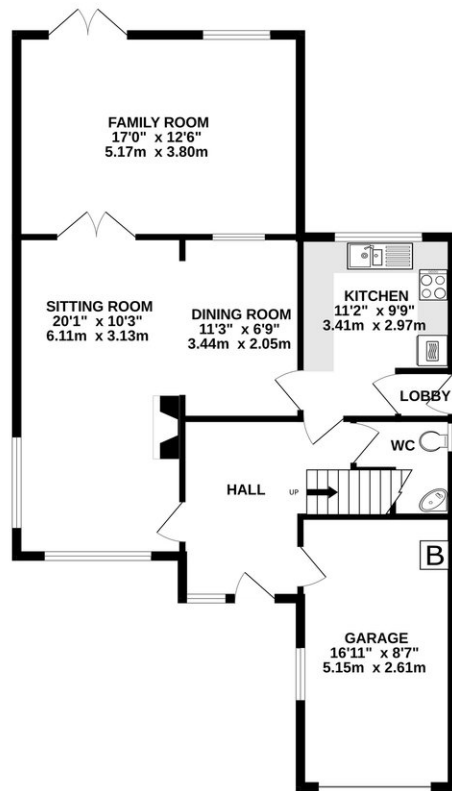
To the front of the property, the block paved driveway comfortably accommodates multiple vehicles and leads to a single garage with up and over door. There is an area laid to lawn bordered with mature trees, and a low, stone built wall to the front, while gated side access gives way to the private and enclosed garden at the rear.

Here, there is a further area laid to lawn alongside a patio area perfect for alfresco dining. A variety of mature trees within flowerbeds border the garden, adding a real sense of privacy, with a section at the bottom of the plot, previously used as vegetable beds, providing a blank canvas for any budding gardener. There is a wooden garden shed as well as a greenhouse, outdoor tap and power point.

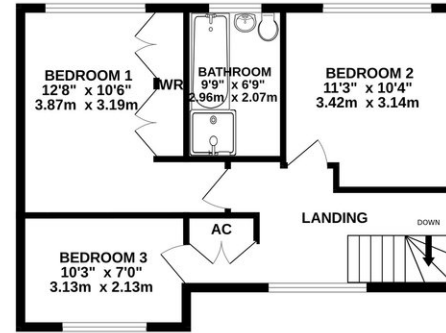
- Spacious, detached family home situated within a desirable location, a short distance to Glastonbury town centre.
- Energy efficient property with solar panels, and solar battery storage.
- Extended property, offering generous proportions throughout including two reception rooms and three bedrooms.
- Large, open plan L-shape lounge diner, with double doors onto a further reception room overlooking the rear garden.
- Ample off street parking with a block paved driveway leading to a single garage.
- Attractive, mature gardens to both the front and rear.



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



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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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