



£399,000

At a glance...



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**holland
& odam**

Mulberry Lodge
Tuckers Lane
Baltonsborough
Glastonbury
Somerset
BA6 8RH

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the Glastonbury office, take the A361, Shepton Mallet road. After passing Millfield Prep school on the right, continue on for another mile, whereby you will see a turning on the right hand side for Baltonsborough. Follow this road into the village, and after passing through the 'S' bend, you will see Tuckers Lane on your right hand side, with the development immediately after on your left.

Services

Mains electricity, water and drainage are connected. Air source heat pump. Underfloor heating.

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a farm shop (with dedicated butchers, artisan bakery and local fayre) primary school, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the famous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.

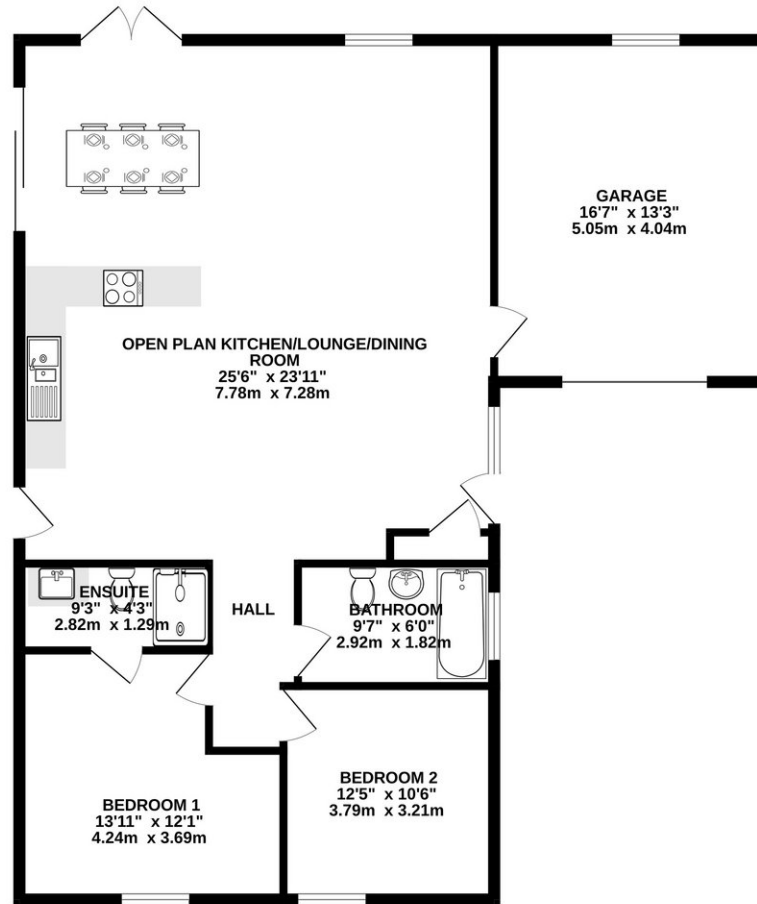
Insight

A superbly presented property nestled within a unique development of only four linked detached bungalows. Designed and built in a modern contemporary style and affording a lovely rural location on the edge of the popular village of Baltonsborough, Mulberry Lodge offers over 1000sqft of accommodation, a single garage and an enclosed, low maintenance garden. Available for those aged 55 & over

- This link detached bungalow, with an age restriction covenant for the over 55's, affords a modern contemporary open plan feel to the main living accommodation.
- The sitting room, dining area and kitchen, combined with a high ceilings, plenty of windows and sliding patio doors provide a lovely light and airy feel
- The kitchen area comprises a range of modern, shaker style wall, base and drawer units, complemented with Corian worktops.
- Integrated appliances include electric oven, microwave, induction hob, fridge/freezer and dishwasher
- There are two double bedrooms, both having front facing windows, with the master bedroom also benefitting from an en-suite shower room
- The family bathroom is well appointed and includes a panelled bath with shower over, vanity unit with inset wash hand basin and toilet
- Outside, there is ample off street parking for multiple vehicles on the block paved driveway, leading to a large integral garage with up and over door.
- This houses a utility area, with space and plumbing for washing machine and tumble drier.
- To the rear there is a lovely garden with extended patio area, perfect for alfresco dining. This extends to the side with further storage space available, and gated access to the front of the property.



GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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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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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