



£335,000

At a glance...



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**holland
& odam**

9 Abbey Meads
Glastonbury
Somerset
BA6 8EZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

On entering Glastonbury along the Street Road, continue on, passing Morrisons Supermarket on the left and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, proceed straight ahead into Butleigh Road. Follow the road down the hill and take the second turning on the left into Bretenoux Road and second left again into Actis Road. Abbey Meads is the second turning on the right.

Services

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

The property is situated on the popular Redlands development on the southern outskirts of this historic town. Glastonbury offers a wide range of facilities including shops, supermarkets, restaurants, health centres, schooling, public houses etc. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst the major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hours commuting distance.

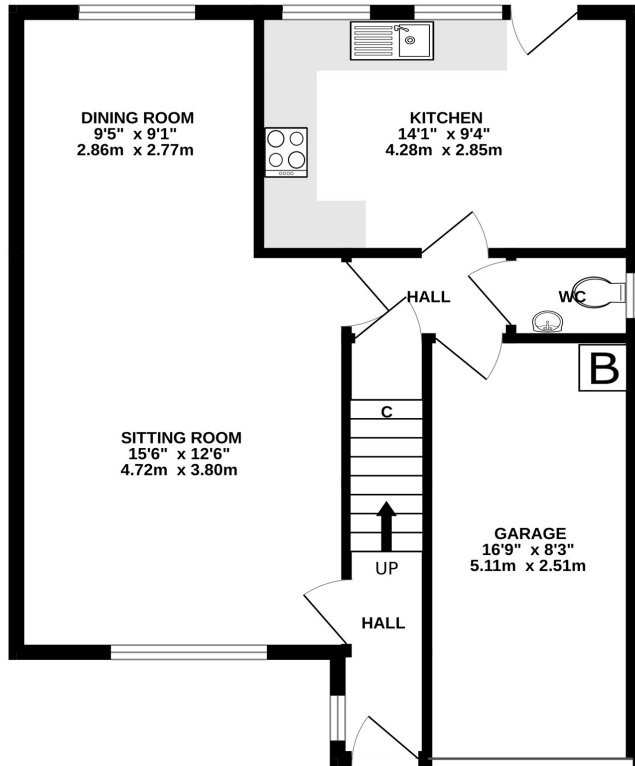
Insight

Situated within a quiet cul-de-sac on the popular Redlands development, this detached family home offers four good sized bedrooms, ample off street parking and an enclosed garden laid to lawn to the rear. This wonderful property that has been well maintained, is in need of modernisation, also enjoys views to Glastonbury Tor and is available with no onward chain.

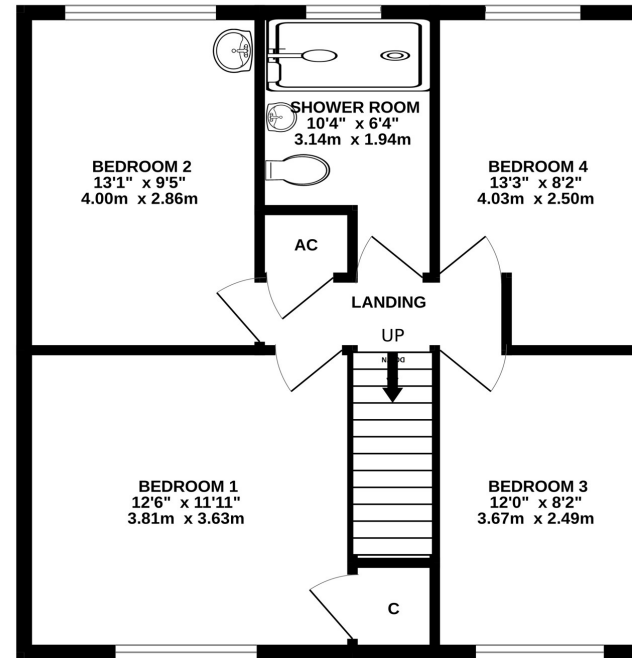
- Entering into the hallway, stairs rise to the first floor, while a door gives way to the open plan lounge diner with electric fireplace.
- This fantastic dual aspect space is flooded with natural light with windows to both the front overlooking mature hedges, and to the rear overlooking the enclosed garden.
- From the dining area a further door leads to a rear hall providing internal access to the garage, a useful cloakroom, and access into the kitchen.
- Fitted with base units with freestanding cooker and fridge, the kitchen comfortably accommodates a set of table and chairs, perfect for family breakfasts, and offers direct access into the garden.
- Upstairs, there are four well proportioned bedrooms. The master bedroom to the front benefits from built in storage alongside lovely views of Glastonbury Tor, as does bedroom three.
- Bedrooms two and four to the rear of the property have views overlooking the garden. All bedrooms are serviced by the family bathroom with toilet, basin and walk in shower.
- Outside, there is ample off street parking for multiple vehicles, with a tarmac driveway bordered with mature hedging leading to an integral single garage.
- To the rear, the enclosed garden has been mostly laid to lawn and has an abundance of mature plants and shrubs, a wooden shed and a patio area adjoining the property, perfect for alfresco dining.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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

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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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