



£320,000

*At a glance...*



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EPC

TBC



COUNCIL  
TAX

TBC

**holland  
& odam**

25 Mansfield Way  
Baltonsborough  
Glastonbury  
Somerset  
BA6 8FN

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

From the centre of Baltonsborough, Greyhound Inn on your left, turn left just passed the pub into Ham Street. Continue for approximately a quarter of a mile, whereby you will find Mansfield Way on your right hand side. Turn here and follow the road into the development, whereby the property will be found on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges **TBC**



## Location

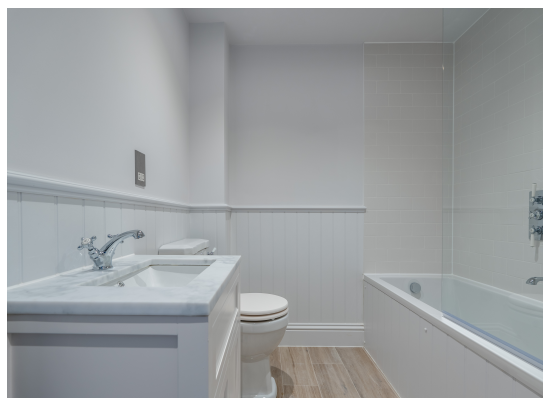
Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, shop, public house and village hall. The parish hosts many clubs and activities. Nearby, is the historic town of Glastonbury, famous for its Tor and Abbey Ruins and is 8 miles from the Cathedral City of Wells and 3 miles to the thriving centre of Street, which offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. Excellent schooling can also be found locally across all ages to include Strode College which celebrates an outstanding Ofsted rating 3 miles, prestigious Millfield School just 2.5 miles, Millfield Prep 3 miles, Hazelgrove Prep school 6 miles, Wells Cathedral 8 miles, Kings School Bruton and Bruton School for Girls 10 miles. Castle Cary with its main line connection to London Paddington is twenty minutes drive whilst the nearest M5 motorway interchange at Dunball, Bridgewater (Junction 23) can be reached within half an hour. Bristol. Bath. Taunton and Yeovil are all within commutina distance.

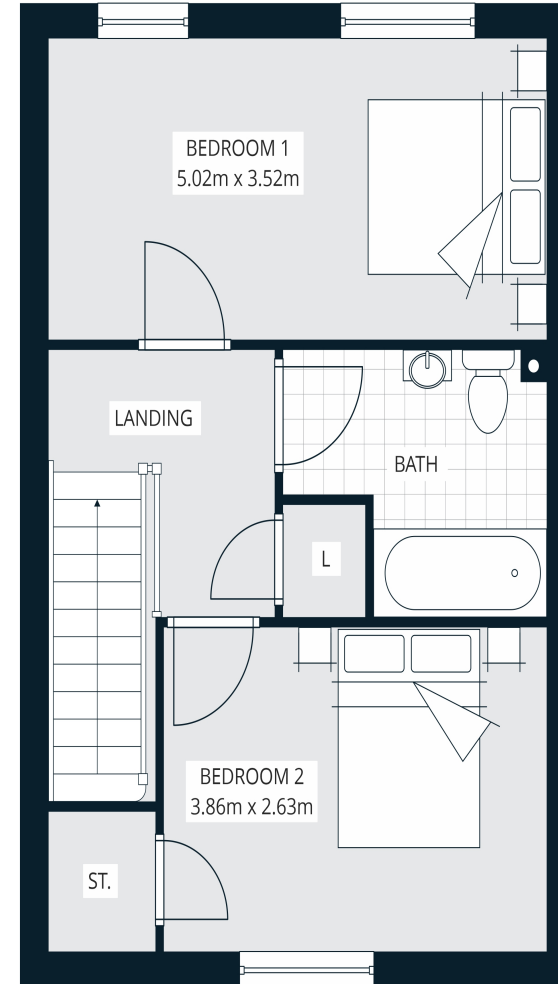
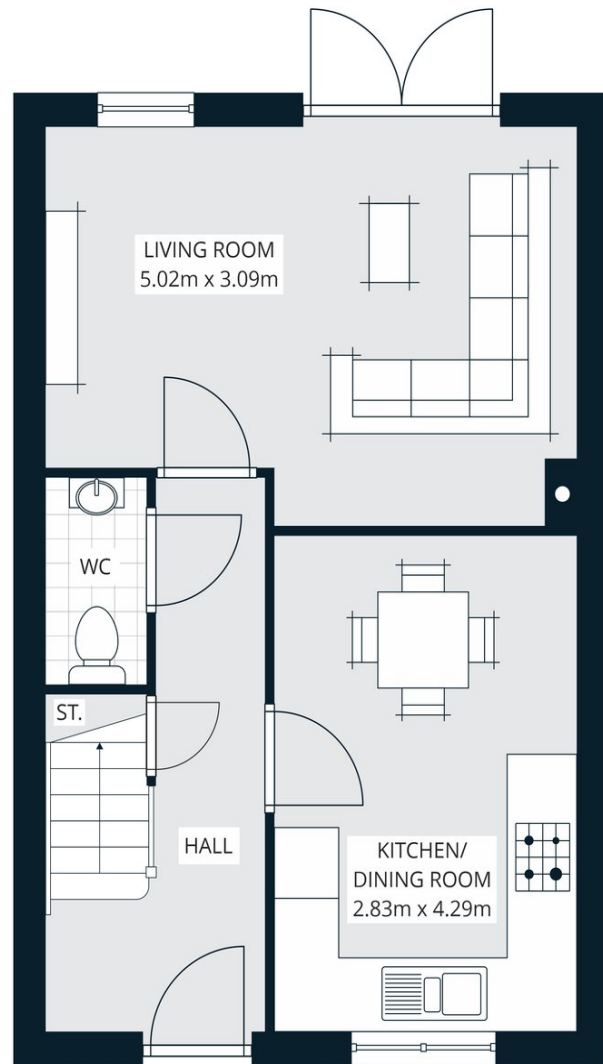
## Insight

Brimming with quality and innovation throughout, being highly efficient through the state of the art Ground Source Heat Pump, making this house economical to run. This beautifully crafted two bedroom terraced home, also enjoys a bespoke kitchen and bathroom. Outside there are gardens to the front and rear, plus two parking spaces with an EV charging point.

**About the developer** - Galion is proudly delivering legacy projects within rural communities with a passion to protect and preserve the neighbourhoods it serves. As an award winning, small regional bespoke new home builder, we have a unique fluidity advantage over any other, larger builders which allows us to build only the best. Each member of the team is passionate about building beautiful, traditionally designed homes that stand the test of time ensuring warm and welcoming communities for generations to come.

- Highly sustainable, energy efficient homes by Galion, traditionally built to the highest quality throughout and includes Ground Source Heating
- Spacious two bedroom home designed to the highest standards, it is everything to be expected from a Galion Home
- From the welcoming hall, doors open to the cloakroom, kitchen/dining room including a quality range of bespoke units with AEG appliances, then into the sitting room, with a lovely aspect to the garden
- Two double bedrooms on the first floor, plus a well appointed family bathroom
- Open plan garden to the front, with an enclosed rear garden and two off road parking spaces, which include an EV charging point





**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.

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