



£285,000

*At a glance...*



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EPC

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COUNCIL  
TAX

D

**holland  
& odam**

50 Sharpham Road  
Glastonbury  
BA6 9GB

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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## 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 left into Wells Road and continue for approximately 1.5 miles and then turn left into Dunstan Park. Continue along Sharpham Road, where the property can be found on the right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

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

## Tenure

Freehold  
Estate/Management Charges: £267 Annually



## Location

The property is situated on Dunstan Park close to countryside on the outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, banks, restaurants, cafes, health centres, public houses and schooling. The Cathedral City of Wells is 6 miles whilst Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets and restaurants in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant. Bristol, Bath and Yeovil are all within commuting distance.

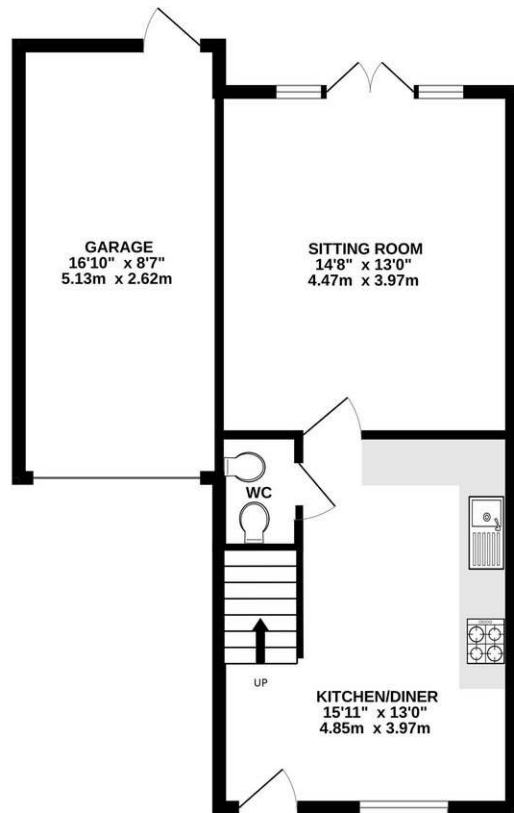
## Insight

A beautifully presented three-bedroom townhouse located in a peaceful, residential development on the outskirts of Glastonbury. The property is arranged over three floors and features an open plan kitchen diner, a spacious lounge, and a cloakroom on the ground floor. The first floor comprises two bedrooms and a family bathroom, while the second floor is dedicated to the master bedroom with an ensuite shower room. Outside, there is a private enclosed garden, along with a single garage and driveway.

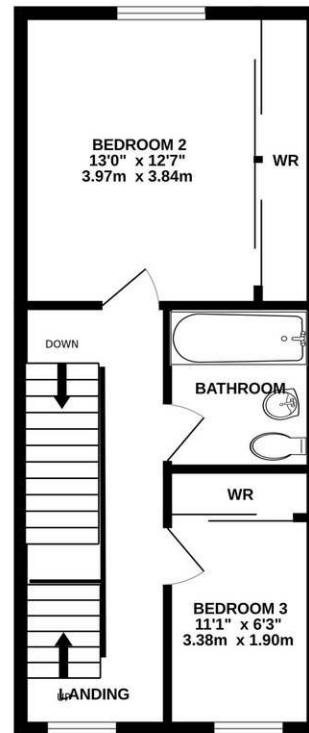
- Opening into a large open plan kitchen diner, stair rise to the first floor, while a door gives way into the sitting room to the rear. There is also access into a useful cloakroom.
- The kitchen has been fitted with a range of wall & base units with gas hob, electric oven, and space for appliances. There is ample space for a central dining table, making it an ideal social hub.
- As you continue through the property, there is a bright and airy sitting room which benefits from attractive tiled flooring and double doors that open onto the beautifully landscaped garden.
- On the first floor, you'll find two well-proportioned bedrooms. Bedroom two, at the rear, features built-in mirrored wardrobes, while bedroom three, located at the front, is a comfortable single.
- These bedrooms are serviced by a family bathroom, which includes a white suite with a bath, a mains shower overhead, a pedestal sink, and a toilet.
- A further staircase leads to a spacious master bedroom, flooded with natural light from two roof windows and offers a built-in storage cupboard, and a large ensuite shower room.
- Outside, the enclosed garden has been mostly laid to gravel and features a patio area, perfect for alfresco dining. Bordering, are attractive flowerbeds with a range of mature plants, shrubs & trees.
- A pedestrian door provides access to the single garage, while to the front, the tarmac driveway offers ample off-street parking.



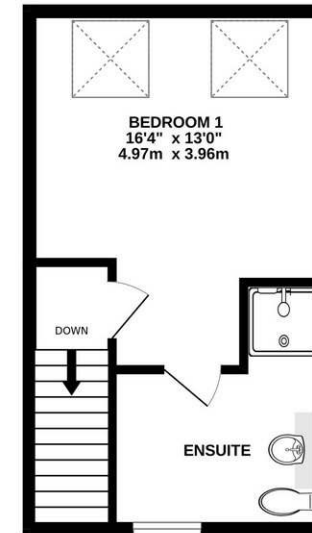
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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