





£400,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

E

Council Tax Band D



Services

Mains electricity, LPG gas, water and drainage are connected. LPG central heating system (underground tank situated at the front of the property).

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite). Turn right into Martin Street and continue a little further, where Coxs Drive can be found along on the left hand side. Turn here, with number 16 along on your right.

Description

This extended three bedroom detached bungalow, being situated in a cul-de-sac location and set well back from Cox's Drive, with ample parking to the single garage. There is a sitting room, dining room, kitchen/breakfast room, conservatory and bathroom, to accompany the three double bedrooms. The garden is equally well proportioned, being mainly laid to lawn and enjoying a great degree of seclusion.

This extended detached bungalow offers a spacious and versatile layout, with a reception hall that provides access to three double bedrooms, a sitting room, and kitchen/breakfast room. The sitting room, featuring a dual aspect windows to the front and side, opens into a dining area that forms part of the rear extension. From the dining area, doors lead to a conservatory, which is glazed on three sides, allowing for ample light and providing views of the garden. The extended kitchen and breakfast room is well-equipped with a modern range of units and has space for a range cooker and fridge/freezer, ideal for both cooking and casual dining.

At the front of the property, two double bedrooms benefit from an additional extension that adds a versatile dressing area or study space, with the larger of the two also featuring fitted wardrobes. The third bedroom is located at the rear, enjoying a tranquil garden view and is complete with fitted wardrobes for ample storage. The well-appointed family bathroom includes a panelled bath with a shower over, a WC, and a wash hand basin.

Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house, village shop (opening Sept 23) 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 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 at Podimore, are both approximately 8 miles.



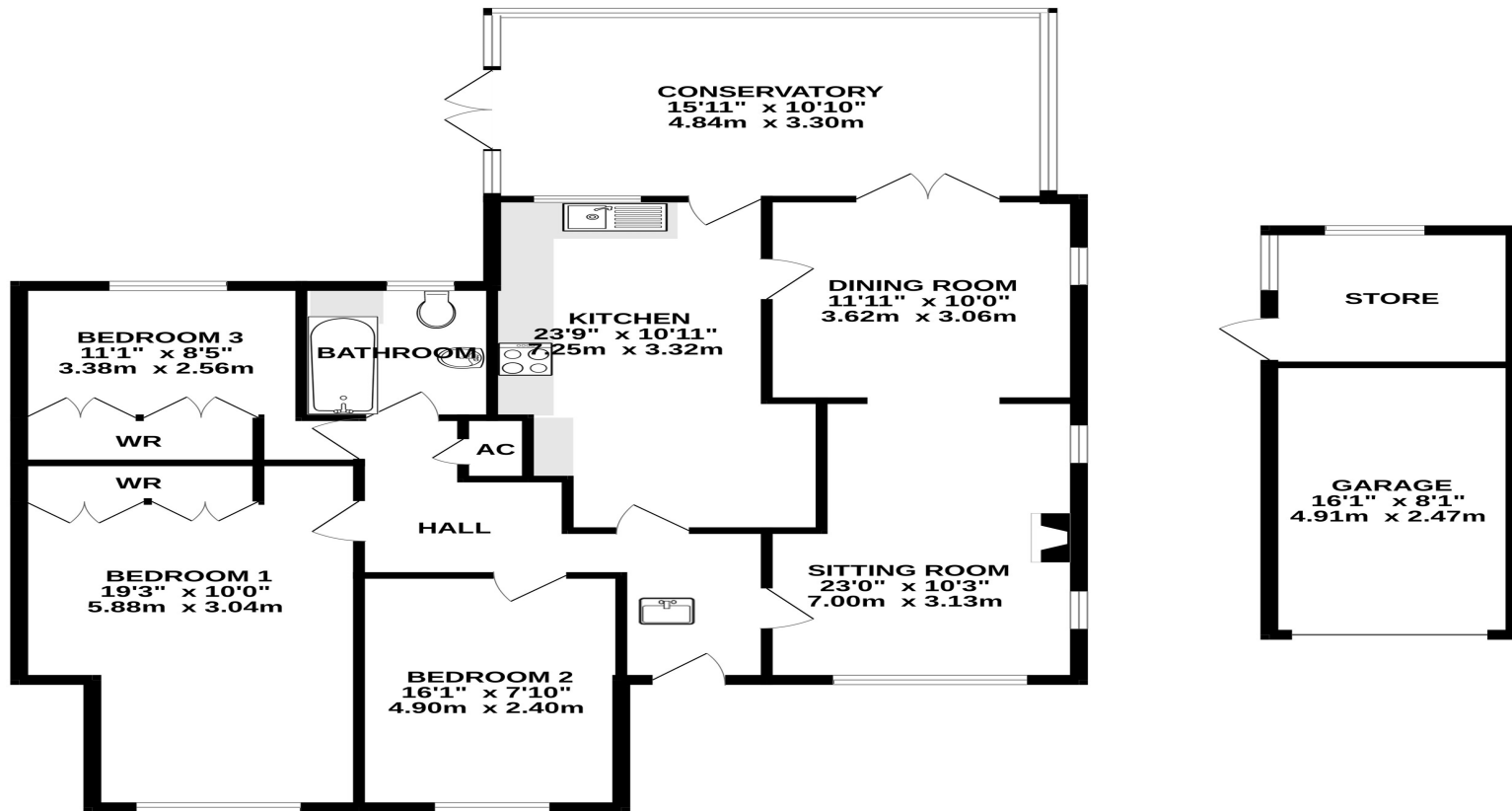


The bungalow is set back from Cox's drive, with parking for 3-4 cars up to the single garage. At the rear there are large gardens and a patio, extending from the conservatory and rear elevation, being mainly laid to lawn and enjoying a great degree of seclusion

- Extended detached bungalow featuring a reception hall leading to three double bedrooms, sitting room, and kitchen.
- Spacious sitting room with a front window opens into a rear dining room, forming part of an extension. Conservatory with three glazed sides provides garden views and access.
- Modern kitchen/breakfast room with a range of units, space for a cooker, and fridge/freezer.
- Two front-facing double bedrooms with dressing/study areas, one featuring fitted wardrobes.
- Third double bedroom at the rear with fitted wardrobes; well-appointed family bathroom with bath, shower, WC, and washbasin.
- The bungalow is set back from Cox's Drive, featuring parking for 3-4 cars and a single garage.
- At the rear, a large, secluded garden with a patio extends from the conservatory, primarily laid to lawn.



GROUND FLOOR



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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