





£299,950

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy Rating C

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the town centre proceed up the High Street and at the top of the hill turn left into Wells Road. Continue passing the Avalon Garage on your right hand side where the property can then be found a short distance further along on the left hand side.

Description

Well presented semi detached family home, situated towards the northern outskirts of the town, providing balanced accommodation, with plenty off road and driveway parking to the front and side, up to the single garage. At the rear there is a good enclosed garden.

Set well back from the road, this family home is well-presented throughout, yet still offers scope for further improvement. From the entrance hall, stairs rise to the first floor landing, with an under stairs cupboard. Pine doors lead off to the further accommodation. The lounge, with a double glazed bay window to the front, features a stone fireplace with recesses on both sides and gas coal effect fire. Double doors open into the dining room. This has wood strip flooring, bi-fold doors into the kitchen and double doors opening into the garden room. Further doors from here open onto the raised garden patio.

The kitchen has been fitted with a range of attractive wall, drawer and base units and provides an integrated fridge, built-in electric double oven, gas hob/extractor as well as space and plumbing for a dishwasher. A partially glazed door opens to the rear porch/utility, providing space and plumbing for a washing machine and tumble drier. A pine door opens to a cloakroom with a WC and wash hand basin.

On the first floor landing doors lead to the three bedrooms and family bathroom. Bedrooms one and three have a front aspect, with bedroom one having a wooden floor and bedrooms two and three having built-in cupboards. The bathroom has been updated with a white suite now comprising a large rectangular shower enclosure and electric shower, concealed cistern & WC unit with storage and vanity unit with inset wash hand basin.

Location

The property is situated on the outskirts of the town with its good range of shops, restaurants, health centres, supermarkets and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is approximately 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





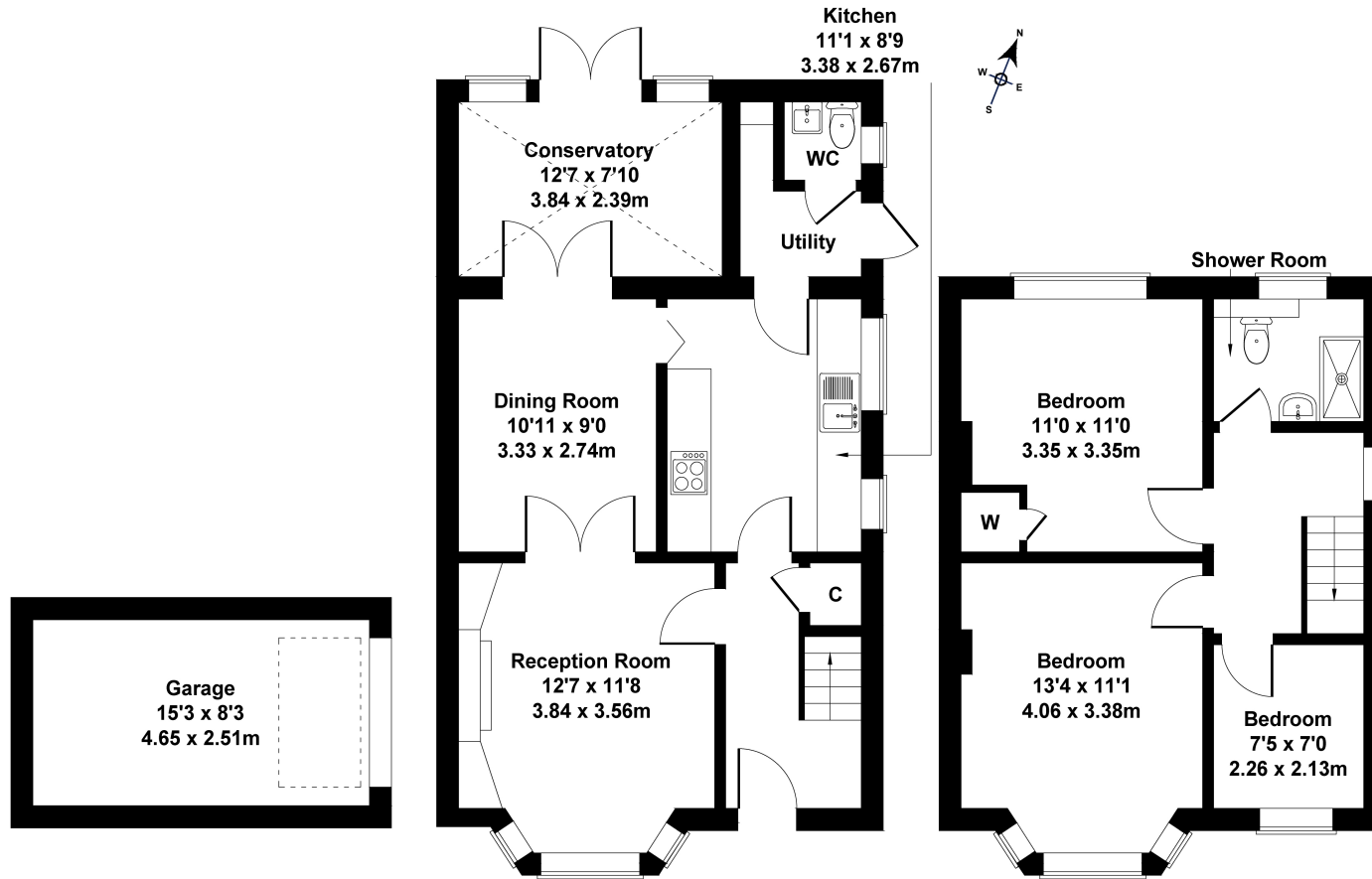
At the front, a long driveway provides ample parking for multiple vehicles, leading to a single garage equipped with power, lighting, and an up-and-over door. The rear garden is accessed through a wooden gate and is fully enclosed by timber fencing. It features a spacious lawn, bordered by mature plants, shrubs, and fruit trees. A paved patio and pathway stretch towards a raised patio area located in front of the garden room, offering additional outdoor space.

- Set back from the road, this well-presented family home offers potential for further improvements.
- Spacious lounge with double glazed bay window, stone fireplace, and gas coal effect fire.
- Dining room with wood strip flooring, bi-fold doors to kitchen, and access to garden room and patio.
- Modern kitchen includes integrated fridge, electric double oven, gas hob, and space for dishwasher.
- Rear utility area offers space for washing machine, tumble dryer, and access to a cloakroom with WC.
- First-floor bedrooms, two with built-in cupboards, updated bathroom with large shower, vanity unit, and WC.
- A long driveway provides parking for multiple vehicles and leads to a single garage equipped with power, lighting, and an up-and-over door.
- The fully enclosed rear garden, accessed via a wooden gate, features timber fencing, a lawn, mature plants, fruit trees, and a patio that extends to a raised area by the garden room.



143 Wells Road

Approximate Gross Internal Area
1152 sq ft - 107 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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