





£395,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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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

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn left into Manor House Road and the property can be found along on the right hand side.

Description

Well presented period town house, conveniently situated for the town, schools and local amenities, affording three double bedrooms and large family bath/shower room, sitting room, lounge, extended kitchen/dining room, study and utility/cloakroom. Good southerly facing rear garden, with an off road parking space at the foot.

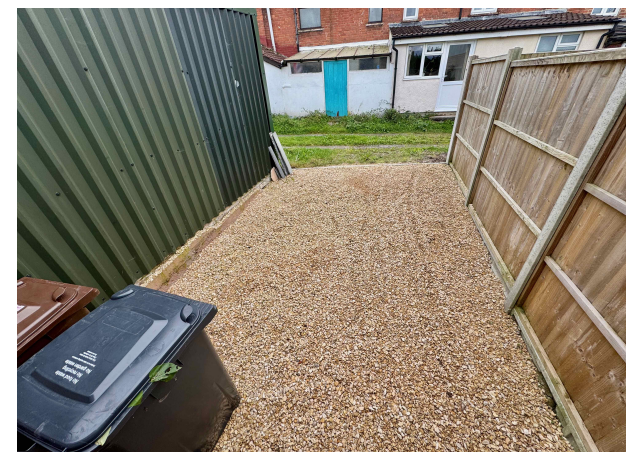
This charming property welcomes you with an entrance vestibule that leads to a spacious reception hall, where stairs rise to the first floor. From here, doors open to the well proportioned, principal reception rooms and the kitchen/dining room. The sitting room has a window to the front and a stud wall, which was installed by the current owners to divide the space from the lounge. This wall could easily be removed to create a large, open-plan reception area. The lounge itself boasts a feature fireplace with an inset wood-burning stove and double doors that lead out to the patio and garden. The kitchen/dining room is well-equipped with a modern range of units, including an integrated oven, microwave, and hob, along with space for a dishwasher and a large fridge/freezer. A light-filled dining area features a glazed roof light, while windows and doors open directly to the garden. Further access is provided to a utility/cloakroom and a study, where a window offers a view up the length of the garden.

On the first floor, there are three generously sized bedrooms and a spacious family bathroom, all accessed from the landing. Bedrooms one and three enjoy a front-facing northerly aspect, while bedroom two offers a lovely southerly view over the garden. The family bathroom is well-appointed, featuring a separate shower enclosure, a large deep-fill bath, WC, and a wash hand basin, along with an airing cupboard that houses the gas-fired central heating boiler.

Location

The property is conveniently located within a short walk of the High Street with its good range of shops, banks, supermarkets, restaurants, cafes, health centres 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 2 miles and offers a more comprehensive range of facilities including Strode Theatre, Strode College, 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 Bristol, Bath, Taunton and Yeovil are all within an hours commuting distance.



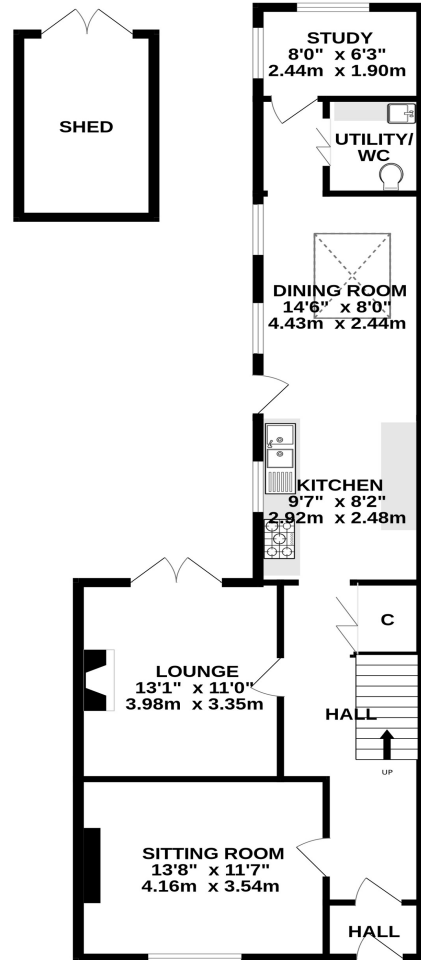


At the front, there is an enclosed courtyard garden, bordered by a low brick wall and mature hedgerow, encouraging privacy. To the rear, there is a secluded patio area that extends from both the lounge and kitchen/dining room, leading to a long lawned garden. The patio and garden benefit from a sunny southerly aspect, with mature shrubs and plants along one side. At the far end of the garden, an evergreen archway invites you into a separate, enclosed area featuring raised vegetable beds, a timber shed, and convenient gated access to a private parking space accessible via the lane beyond.

- Entrance vestibule leads to a spacious reception hall with stairs, providing access to reception rooms and kitchen/dining room.
- Sitting room with a front window; stud wall divides it from the lounge but can be removed for an open-plan space.
- Lounge features a wood-burning stove, double doors opening to a patio and garden, offering a cosy ambiance.
- Modern kitchen/dining room with integrated appliances, ample space, and doors to garden; adjoining study and utility/cloakroom.
- Three spacious bedrooms on the first floor; a family bathroom with a bath, shower, WC, and linen cupboard.
- Secluded rear patio leads to a long garden with mature plants, vegetable beds, and private parking for one vehicle, with the potential to create one more.



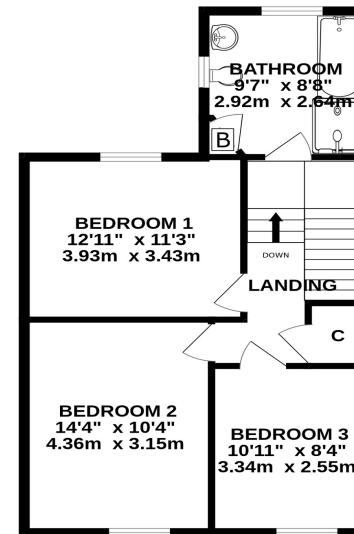
GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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