





£498,500

### To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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3



2

Energy  
Rating

C

Council Tax Band F



### Services

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

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold

Estate/Management Charges £480 PA

## Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the High Street, turn left into Wells Road and continue towards the roundabout (after approximately 0.75 miles). Just before the roundabout, there is a turning on the right into Old Wells Road. The turning for Watts Corner is found on the right hand side, after about 400 yards. Follow the road around to the right, and where the road bears left, number 34 will be found along on the right hand side.

## Description

Attractively designed detached family home situated on a development of similar properties on the outskirts of the town. The accommodation is light & spacious throughout with the benefit of five bedrooms, three bathrooms, two reception rooms, lovely kitchen/dining room with fitted appliances, a double garage with driveway parking for three to four cars and a good enclosed rear garden.

From the entrance hall, stairs rise to the first floor landing with a cloakroom on the right and doors opening to the study, sitting room on the left and a door into the kitchen/dining room. An Amtico floor, flows into the sitting room, featuring a contemporary style electric fire and space for a recessed television, window to front and bi-fold doors to the rear pergola and garden. The kitchen has been updated with a modern range of gloss fronted units having integrated appliances including an electric double oven, four ring gas hob, dishwasher and wine cooler. Ample space for a family dining table, doors to the garden and a door into a utility room.

Onto the first floor, where there are three double bedrooms and a family bathroom. Bedrooms one and three both have a front facing aspect with pleasant views out over the green. Bed three has a built in wardrobe, whilst bedroom one has a dressing area with built in wardrobes and an en-suite shower room. Bedroom two also has a built in wardrobe, but has a view out over the rear garden. Last of all here, there is a family bathroom including a panelled bath with shower over.

On the second floor, there are two further double bedrooms, both having windows to the front, with bedroom four also having a fitted wardrobe and velux roof light. Finally on this floor, there is a shower room, complete with a shower enclosure, WC and wash hand basin.

## Location

The property is located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.





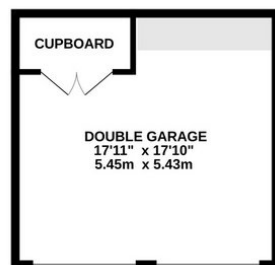
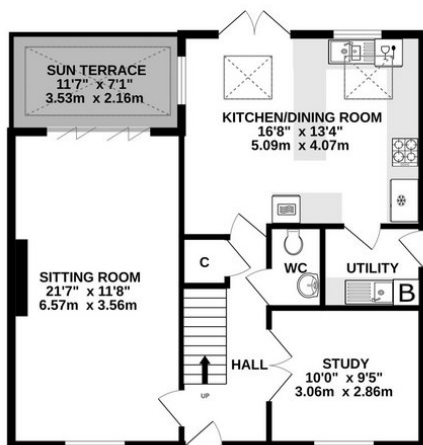
To the side of the house there is driveway parking for three to four cars, up to the double garage having twin up and over doors, with power/light supplied. Access can be gained from the driveway into the secure rear garden, having been attractively created with a pergola extending from the sitting room, ideal for al-fresco dining, opening onto a patio and lawn. Steps lead down to a seating area, created to take full advantage of the afternoon and evening sun.



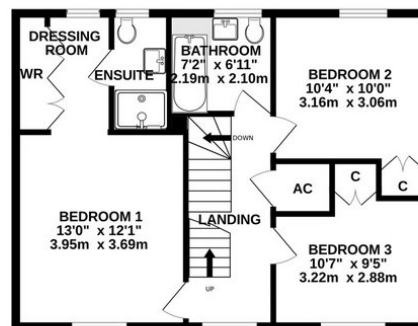
- Affording well presented and spacious accommodation throughout, situated over three floors
- On the ground floor, there is a sitting room with bi-fold doors out onto the pergola and rear garden, cloakroom, study and kitchen/dining room
- The kitchen/dining room comprises an attractive range of units including integrated appliances, ample space for a family dining table and a door to the utility
- The bedrooms are located over the first and second floors, all being doubles with the master bedroom including a dressing area and en-suite shower room
- Also on the first floor is the family bathroom. On the second floor are bedrooms four and five plus a shower room
- Outside, there is ample parking to the double garage, with a well presented and enclosed garden to the rear



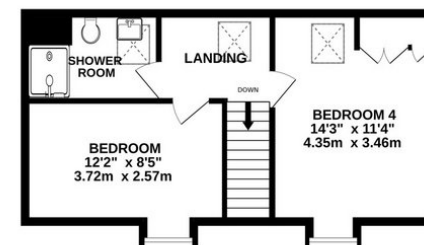
GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 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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