








£295,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

-  3
-  2
-  1
- Energy Rating **C**

Council Tax Band D



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 £192 pa

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 mile and then turn left into Dunstan Park. Continue between the houses, where the property can be found on the left hand side.

Description

Beautifully presented throughout, this lovely terraced home has well proportioned accommodation spread over three floors, including three bedrooms and two bathrooms. At the rear there is a garden, converted garage and parking.

From the entrance hall, stairs rise to the first floor landing. On the left is a cloakroom and doors open into the lounge and kitchen/dining room. Here, there are a modern range of gloss fronted wall, base and drawer units, including an integrated electric oven, four plate hob, washer drier, dishwasher and upright fridge/freezer. Window to front and space for a breakfast table. In the lounge there are fully glazed windows and doors onto the rear garden and patio.

On the first floor, stairs rise to the second floor landing, there is a window to the front and doors off to the two bedrooms and bathroom. Bedroom two has a window overlooking the rear garden, with bedroom three being at the front. The family bathroom comprises a modern suite including integrated cupboards and a panelled bath with shower over, wash hand basin and WC. From the second floor, a door opens into bedroom one, complete with a built in double wardrobe and a storage cupboard, two velux roof lights to the rear with views over roof tops and a door into the large en-suite shower room.

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.



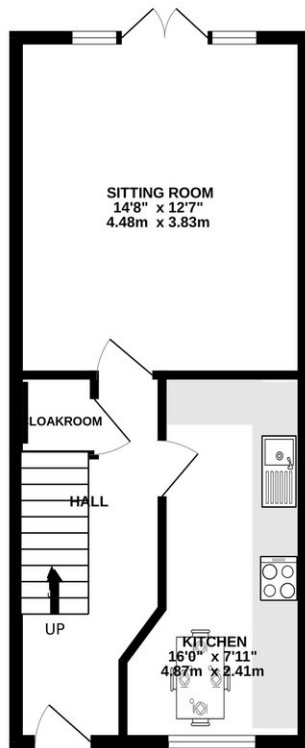


The garden is situated at the rear of the house, having a patio extending from the house onto a lawned garden, but laid with an all weather surface. A gate at the foot leads to the garage and parking, with the garage for number 33 also having a pedestrian door from the garden. The garage has been converted by the vendor, into self contained treatment room, affording storage and work surfaces. However, this could be easily converted back into garage, if so desired.

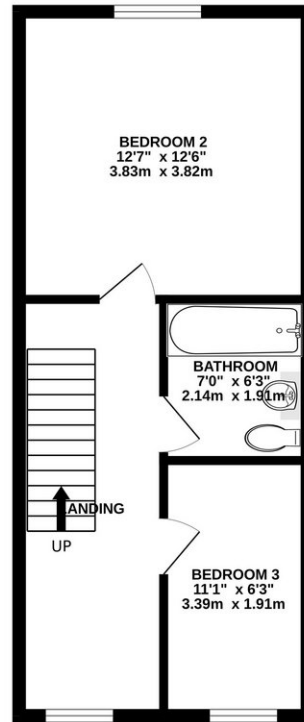
- Ground floor: Entrance hall with stairs to first floor; cloakroom; doors to lounge and kitchen/dining room.
- Kitchen/dining room: Modern units, integrated oven, hob, washer drier, dishwasher, fridge/freezer, and space for a breakfast table.
- Lounge: Double glazed windows and doors opening onto the rear garden and patio.
- First floor: Two bedrooms, family bathroom with integrated storage, bath with shower over, wash basin, and WC.
- Second floor: Master bedroom with built-in wardrobes, velux roof lights, and en-suite shower room.
- Garden & garage: Rear garden with patio, all-weather surface, garage converted into a treatment room but easily reversible.



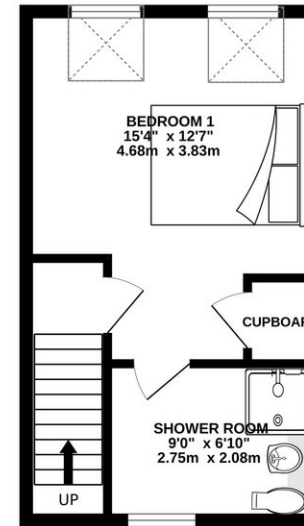
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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