



£255,000

*At a glance...*



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**holland  
& odam**

43 Pendragon Park  
Glastonbury  
Somerset  
BA6 9PG

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)





## Directions

From the town centre proceed up the High Street and pass St John's Church on the left. Shortly afterwards turn left into the Archers Way and continue to the 'T' junction with Manor House Road. Turn left and then immediately right into St Dunstan's Close and then turn left into Pendragon Park. Turn left again then bear round to the right where the property on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

The property is situated on a small development approximately one third of a mile from the town's High Street with its good range of shops, supermarkets, cafes, restaurants, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to Junction 23 of the M5 (Dunball) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

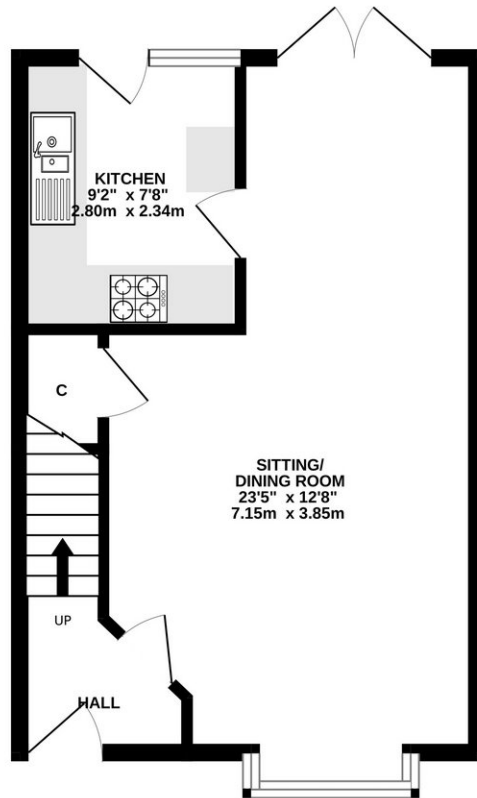
## Insight

A well presented, semi-detached family home, affording a convenient location, within a short level walk of the High Street and local amenities. The property offers good proportions throughout with three bedrooms, a light and airy lounge diner and separate kitchen. To the front, there is driveway parking leading to a detached garage, and an enclosed garden to the rear. Available to purchase with no onward chain.

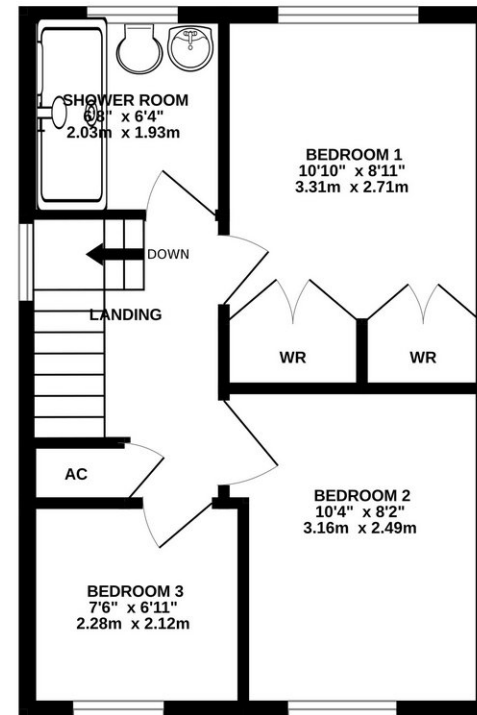
- Conveniently situated in a quiet cul-de-sac location, close to the town centre
- On the ground floor, there is a sitting/dining room off the entrance hall, which in turn leads to the kitchen.
- The sitting room has a box bay window to the front flooding the room with plenty of natural light and useful understairs store cupboard. From here, double doors allow direct access into the garden.
- The kitchen has been fitted with a range of wall and base units with freestanding cooker, washing machine, dishwasher and upright fridge/freezer.
- On the first floor, there are two double bedrooms, a good size single, and a family bathroom.
- Bedroom one has a rear facing aspect and enjoys built in wardrobes, while bedrooms two and three Bedroom two have a front facing window, with south-west aspect.
- The bathroom is well appointed with walk in shower, toilet and wash hand basin
- At the front, there is driveway parking leading to the detached garage with up and over door. A side gate allows access into the enclosed rear garden.
- Here, the south-west facing garden is low maintenance having been mainly laid to gravel with a patio area adjoining the property, perfect for alfresco dining.
- Raised borders run the length of the garden on either side, with a wooden summerhouse occupying the far corner.



GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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