



£295,000

*At a glance...*



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COUNCIL  
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**holland  
& odam**

30 Apple Meadow  
Baltonsborough  
Glastonbury  
Somerset  
BA6 8FQ

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

From Glastonbury/A361 follow the signs to Baltonsborough. At the centre of the village turn right (opposite The Greyhound Pub) into Church Lane, where Apple Meadow will be found after a short distance on the right hand side. From the A37 follow the signs to Baltonsborough. At the centre of the village turn left (opposite The Greyhound Pub) into Church Lane, where Apple Meadow will be found after a short distance on the right hand side.

## Services

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

## Local Authority

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

## Tenure

Freehold  
Estate/Management Charges Approx.£200 per annum



## Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the infamous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.

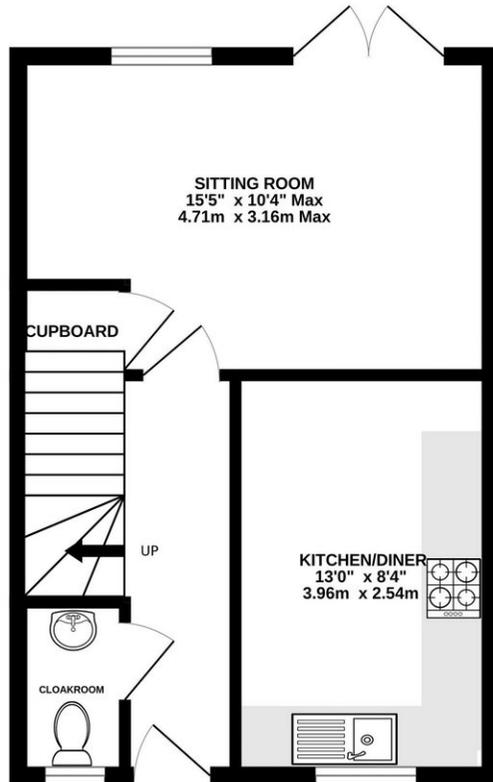
## Insight

This lovely mid terrace family home, is situated on the popular Apple Meadow estate in the village of Baltonsborough. Being well presented throughout, there are three bedrooms and family bathroom on the first floor, with a kitchen/dining room, sitting room and cloakroom on the ground floor. At the rear there is a good enclosed garden, with an air conditioned home office and views across open fields to Glastonbury Tor in the distance.

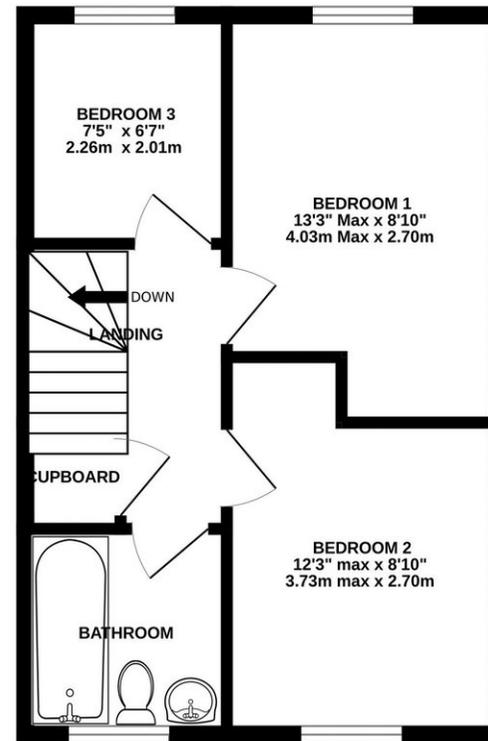
- Well presented throughout and enjoying a super location backing onto fields with the added benefit of having a recently installed home office with air conditioning and power supplied. **\*\* NO ONWARD CHAIN \*\***
- On the ground floor there is a cloakroom, kitchen/dining room and sitting room
- The kitchen comprises a modern range of units including an electric oven, LPG hob and space for a washing machine and fridge/freezer
- Into the sitting room, where there is a window and patio doors out onto the garden
- On the first floor there are three bedrooms and a family bathroom
- Bedrooms one and three are at the rear of the house enjoy lovely views over adjoining fields to Glastonbury Tor in the distance. Bedroom two enjoys a front facing aspect
- The family bathroom comprises a panelled bath with shower over, WC and wash hand basin
- At the rear there is good enclosed and secure garden, with a seating area opening onto the lawn and pedestrian access at the foot
- The estate also enjoys an enclosed children's play area



GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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