



£275,000

*At a glance...*



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**holland  
& odam**

42 Hartlake Close  
Glastonbury  
Somerset  
BA6 9GF

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

Turn left into Willow Place, taking the next turning on the left hand side into Hartlake Close, continue to the end of the road turning left. Continue a little further, where the property can be found on the right hand side, as indicated by our for sale sign.

## 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  
Estate/Management Charges TBC



## Location

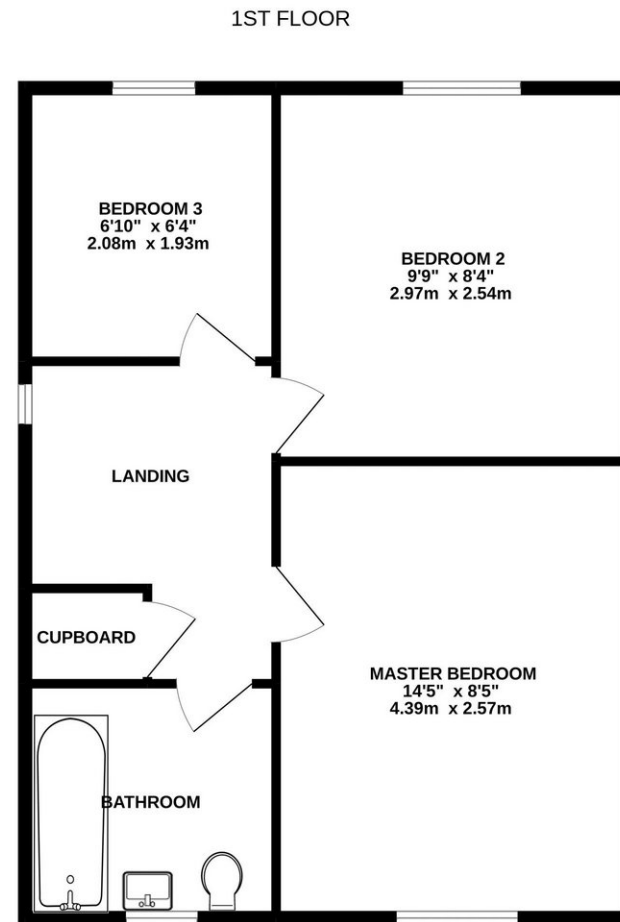
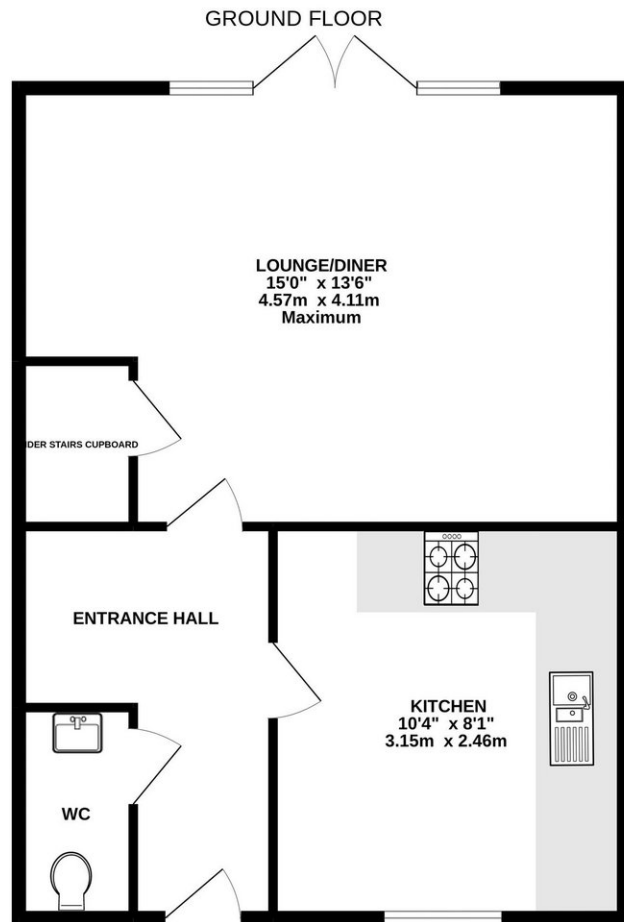
The property is conveniently located being within a level walk of the town centre with its good range of shops, restaurants, public houses, health centres, supermarkets and cafes. Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode College and Strode theatre. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## Insight

This well-presented three bedroom home is situated on the western outskirts of the town and has the benefit of a single garage with off road parking. The property affords a secluded location away from the main thoroughfare, enjoying three bedrooms, bathroom, sitting room, kitchen and cloakroom, plus beautifully landscaped gardens.

- Situated on the north western outskirts of town on a popular development by Taylor Wimpey. The accommodation is well presented and maintained throughout
- From the ground floor hall, there is a cloakroom on the left and a door into the kitchen
- Here there are a modern range of units, with integrated cooker and hob, space for a washing machine, dishwasher and upright fridge/freezer
- In the sitting room, fully glazed doors open out onto the rear patio, with a further window to the side. There is also space for a dining table and a large understair cupboard
- From the first floor landing, door open to the three bedrooms and bathroom. Bedrooms two and three enjoy rear facing aspects, with bedroom one having windows to the front and side
- The family bathroom, comprises of a white white suite including a panelled bath with shower over
- The gardens are beautifully landscaped, and enjoy a lovely sunny aspect, all enclosed with a pedestrian door into the single garage and also the driveway parking





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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