





£585,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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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 **£000**

Service/Maintenance Charges £0

Ground Rent £0

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, go straight down to number 16, which will be set back on your right.

Description

Set within a desirable residential close on the outskirts of Glastonbury and available with No Onward Chain, this spacious five-bedroom detached home offers versatile family accommodation with three bathrooms and multiple reception spaces. Features include a large kitchen/family room, double garage, and private enclosed garden. Presented in excellent order and located within easy reach of local schools, both public and private, amenities, and commuter routes, 16 Watts Corner combines practicality with comfort in a quiet and attractive setting.

Occupying a prime position within a small and established cul-de-sac, this light and generously proportioned home is ideal for modern family living. The front door opens into a wide and welcoming hallway, where a central staircase rises to a galleried landing and matching doors lead to all principal rooms. A spacious sitting room has patio doors to the garden and a feature open fireplace with oak surround. The dining room also overlooks the garden and links through to the kitchen, while a study to the front provides an ideal space for home working. The kitchen/family room is the heart of the home, fitted with a comprehensive range of wall, base, and drawer units, integrated Zanussi double oven, gas hob, fridge, freezer, and dishwasher. Ample space remains for a family-sized table or sofas, with windows and glazed doors opening to the rear garden. A utility room offers further storage cupboards and appliance space, with plumbing for a washing machine and tumble dryer. Completing the ground floor is a cloakroom.

The landing mirrors the bright and spacious feel of the entrance hall and includes a large airing cupboard housing the hot water cylinder. There are five bedrooms in total, including a generous principal suite with garden views, built-in wardrobes, and an en suite bathroom fitted with panelled bath, separate shower, wash hand basin, WC and bidet. The guest bedroom also enjoys a rear-facing aspect and includes fitted wardrobes and a private en suite shower room. Bedrooms three and four are both spacious doubles with front-facing aspects and built-in wardrobes, while bedroom five features a lovely arched window and built-in storage. The family bathroom is well-equipped with a panelled bath, fully tiled shower enclosure, wash basin and WC.

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.



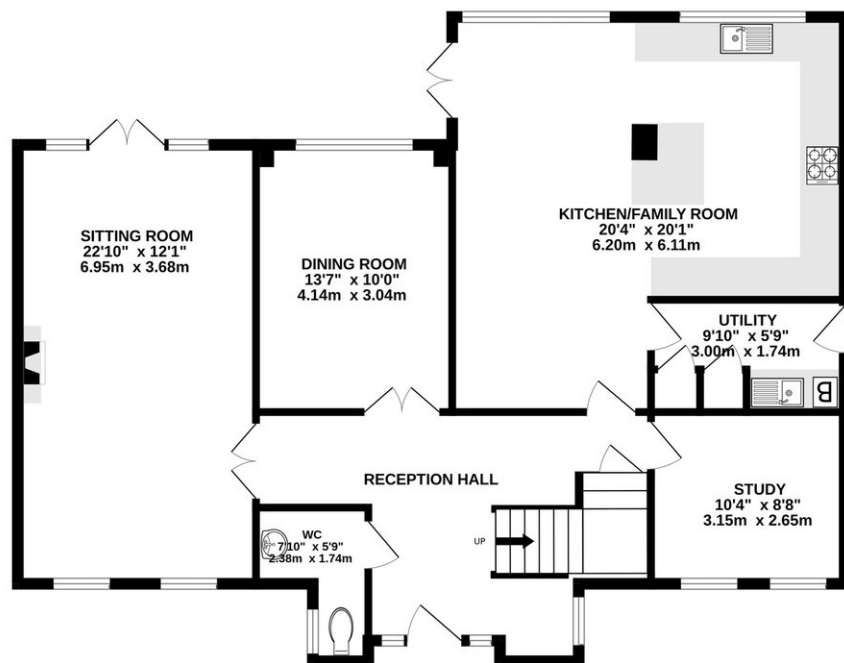


The property is approached via a shared brick-paved driveway providing off-road parking for several vehicles and access to the detached double garage, complete with remote electric door, power, lighting, and eaves storage. A side gate leads to the fully enclosed rear garden, which features a paved patio extending from the house and a wide lawn bordered by fencing and a feature stone wall. To one side is a large timber shed with power and lighting, ideal for additional storage or hobbies.

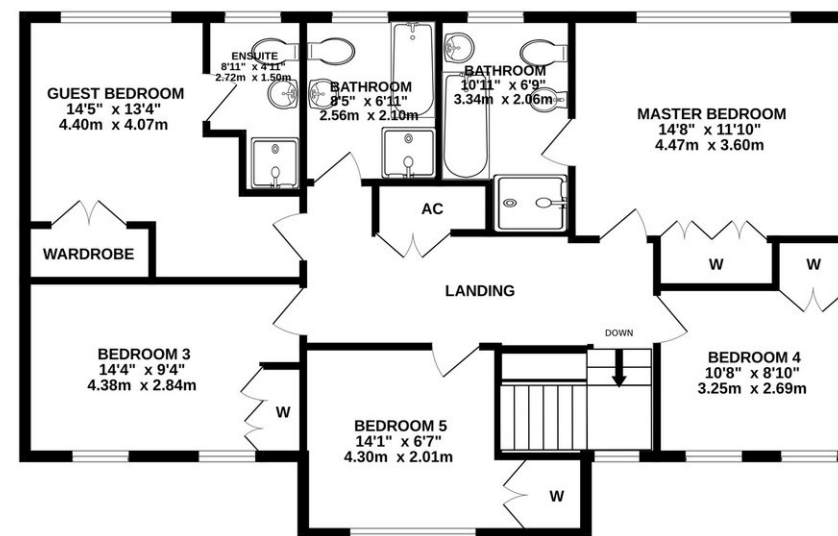
- Generous five-bedroom detached home located in a quiet cul-de-sac on the sought-after Watts Corner development. Available with No Onward Chain
- Spacious dual-aspect sitting room with open fireplace and glazed patio doors to the rear garden
- Stylish kitchen/family room with integrated Zanussi appliances, island unit, and doors to garden
- Dining room, study, and utility room provide ideal flexibility for family life and working from home
- Principal bedroom with fitted wardrobes and en suite featuring bath, shower, bidet, WC and basin
- Two further bedrooms including guest en suite and a well-appointed family bathroom
- Ample driveway parking, double garage with electric door, and an enclosed lawned garden with patio



GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.6 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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