



£265,000

At a glance...



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**holland
& odam**

25 Compton Close
Glastonbury
Somerset
BA6 9GH

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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 along Sharpham Road for some 500 yards, bearing right then left, where you should find Compton Close on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Service/Maintenance Charges £95.75 Half Yearly



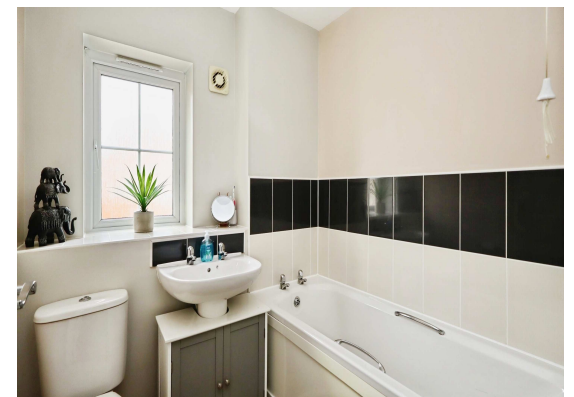
Location

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.

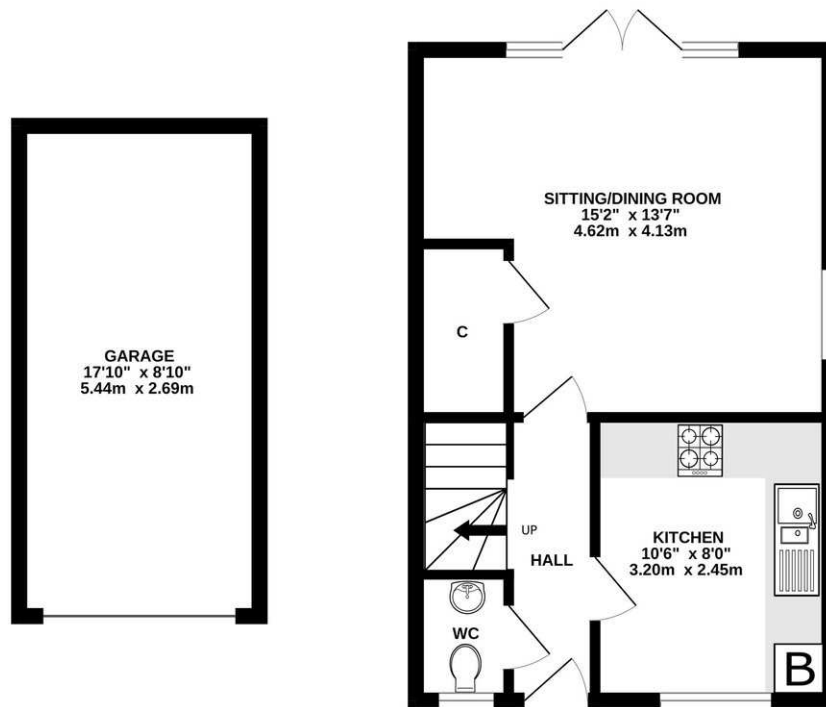
Insight

A beautifully presented three-bedroom home located in a peaceful, residential development on the outskirts of Glastonbury. This end terrace property features a plan kitchen, a spacious lounge diner, and a cloakroom on the ground floor. Upstairs there are three bedrooms and a family bathroom. Outside, there is a private enclosed garden, along with access to single garage and driveway.

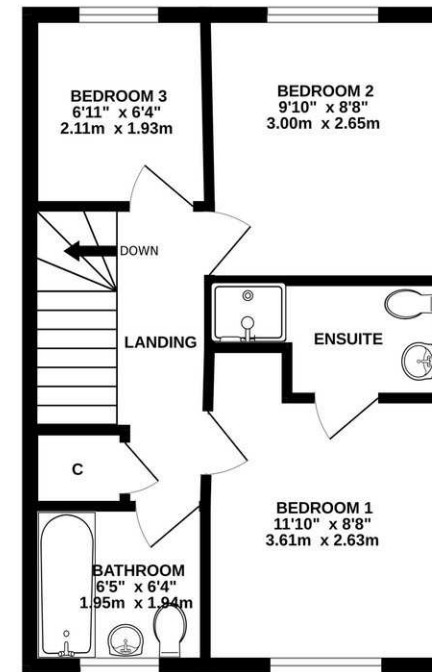
- Opening into a light and airy hallway, there is access to a convenient cloakroom, doors to the accommodation and stairs rising to the first floor.
- The kitchen has been fitted with a range of modern wall and base units with integrated appliances including oven, and gas hob with extractor hood over. There is also space for freestanding appliances.
- At the rear of the property is a bright and spacious sitting room with double doors overlooking the garden, flooding the space with natural light.
- Here there is also a bar style dining arrangement and a large under stairs storage cupboard.
- On the first floor there are three good sized bedrooms, two of which are good sized double, with the primary benefitting from a well presented ensuite shower room.
- Bedroom three, a comfortable single, and bedroom two are serviced by the family bathroom with toilet, basin and bath with shower over.
- Outside, there is an enclosed, low maintenance garden. A patio area adjoins the property, perfect for alfresco dining, with a further area laid to gravel under a wooden pergola.
- Gated access leads to the parking area at the rear with a parking space directly behind the property, with another in front of the single garage located within a block, with up and over door.



GROUND FLOOR



1ST FLOOR



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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