





£475,000

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 D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From our Glastonbury office, proceed down the High Street and bear left into Magdalene Street. At the mini-roundabout go straight over and up Fishers Hill. At the top of the hill, as the road bears sharp left, turn immediately right into Hill Head. Continue to the mini-roundabout and turn right into The Roman Way, continue along here and the property will be found towards the end of the road, on the right hand side.

Description

Affording a superb, elevated location, taking in far reaching views including across the moors in the south and towards the Mendip Hills in the north. Also affording space and light throughout, views can be enjoyed from all rooms. There is also a double garage, ample parking and mature gardens. Available to purchase with no onward chain.

From the recessed doors at the front, the enclosed porch opens into an entrance hall. Doors then lead off to the principle rooms, beginning with the sitting/dining room on the left. Here, views can be enjoyed from the dual aspect windows facing both north and south. There is also a feature fireplace, housing a multi fuel burner. Into the kitchen/breakfast room, which comprises a modern range of units with a range cooker and upright fridge freezer, with room for a table and chairs, plus a window to the rear, looking out over the fields.

The two bedrooms, both good doubles, benefit from front facing aspects, with bed one have a range of fitted cupboards and bedroom two with doors onto a southerly facing patio.

The fully tiled family bathroom is well appointed benefiting from a suite comprising a shower bath, wash hand basin and WC. Last of all is the utility room, having space and plumbing for a washing machine, tumble drier. From here there is access into a convenient cloakroom with white suite. Here you will also find the Worcester central heating boiler.

Location

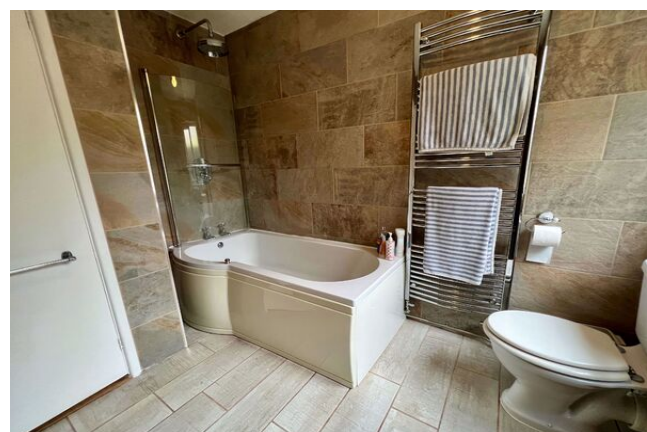
The property affords an outstanding location along The Roman Way on the southern outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, supermarkets, cafes, restaurants, public houses, health centres and schooling. The Cathedral City of Wells is 8.5 miles whilst Street is 1.5 miles and offers more comprehensive facilities including Strode College, Strode Theatre and the complex of shopping outlets within Clarks Village. Access to the M5 motorway can be gained at Junction 23, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



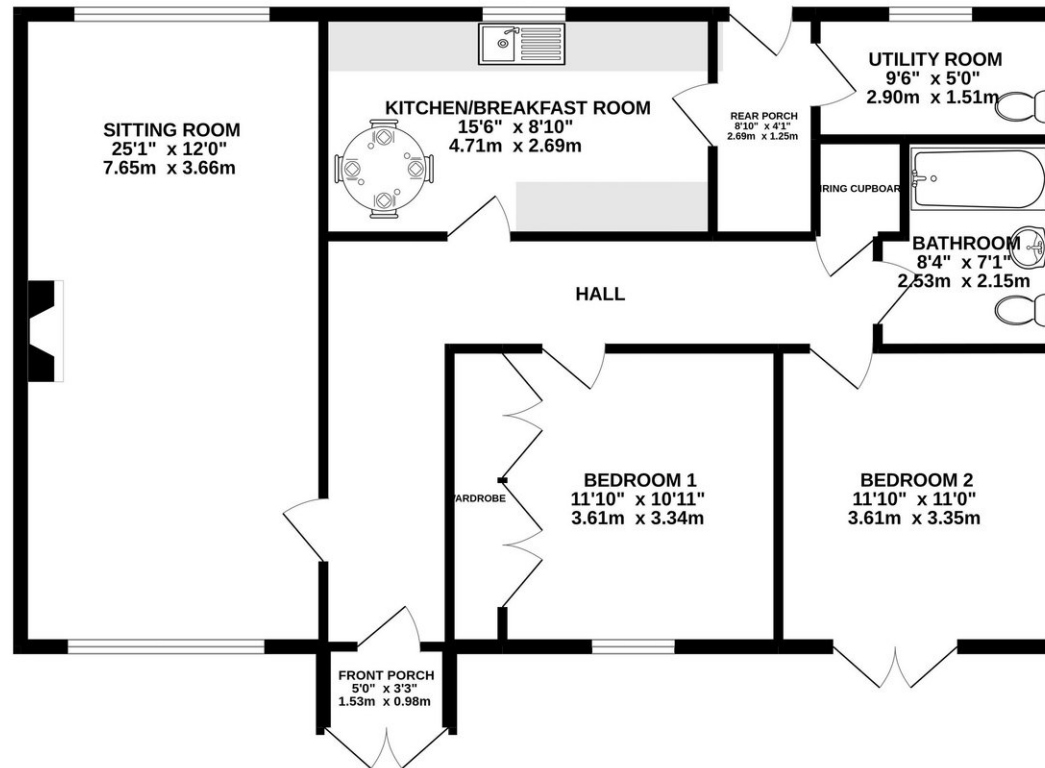


To the front of the property there is a detached double garage with electric up and over door, with ample space in front for parking for multiple vehicles. Steps lead up to the tiered front garden which is mainly laid to lawn, while offering a low maintenance gravel area and side access to the rear of the property. An attractive patio creates the perfect space to enjoy southerly views of open fields towards Street, while at the rear, there is a further area laid to lawn with a decked area perfect for alfresco dining. There is also a wooden summerhouse from which the northerly views can be enjoyed.

- Benefitting from far reaching northerly and southerly views across the moor and to the Mendip Hills
- This detached bungalow enjoys a superb elevated location, between the towns of Glastonbury and Street
- Off of the entrance hall, there is a large sitting room with dual aspect windows
- The kitchen/breakfast room comprises a modern range of units with a range cooker, fridge/freezer and door to the rear porch and utility room
- Both bedrooms are similar sized doubles, with bed one having built in wardrobes and bed two with doors out onto the southerly facing terrace
- Last of all is the fully tiled bathroom, having been updated with a shower bath, WC and wash hand basin
- At the front, there is parking for two/three cars on the driveway leading up to the double garage with electric up and over door
- Both the front and rear gardens have patio terraces, situated to take full advantage of the wonderful views, with the rear patio also having a summer house
- No Onward Chain



GROUND 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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