



£300,000

*At a glance...*



3



1



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EPC

B

COUNCIL  
TAX

C

**holland  
& odam**

16 Bligh Bond Road  
Glastonbury  
Somerset  
BA6 9RB

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

On entering Glastonbury Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Continue to the second roundabout, continue across past the left turn signposted to Meare. A hundred yards along is a turning on the left into this new development. Proceed along Bligh Bond Road and around to the right, where no.16 can be found along on the right hand side.

## Services

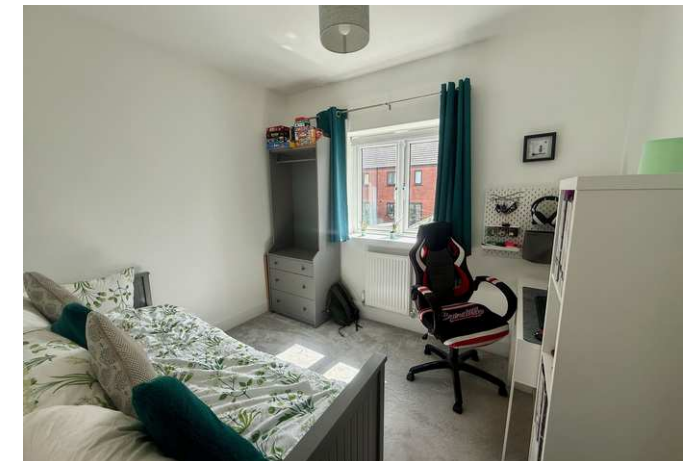
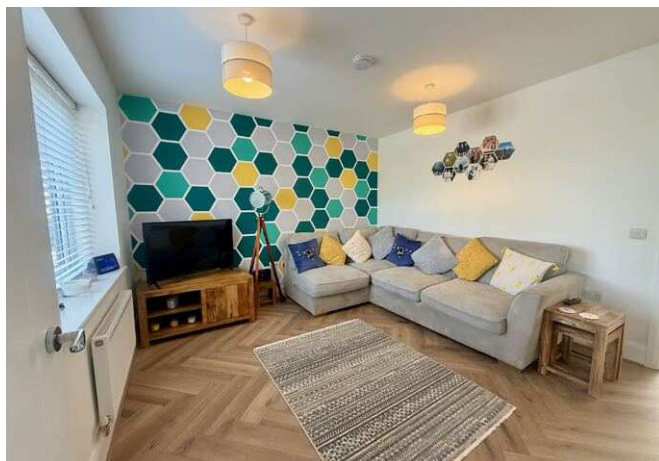
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

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

## Tenure

Freehold  
Estate/Management Charges £15.42 per month



## 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.

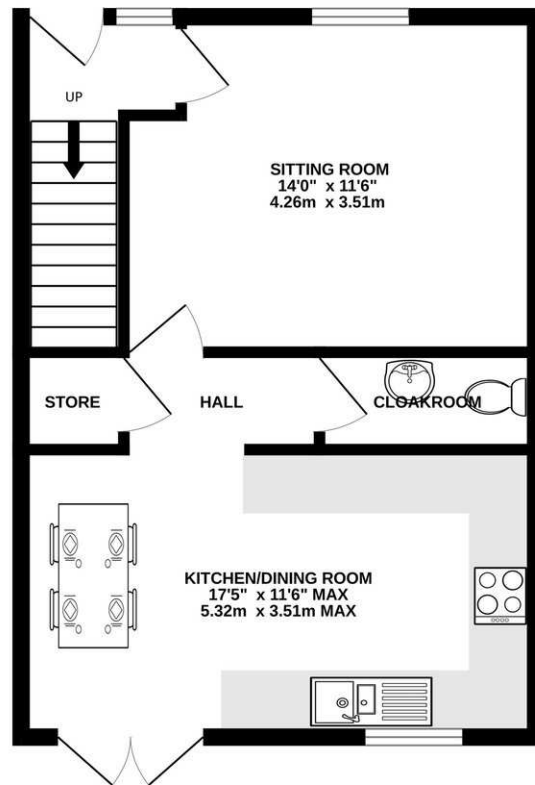
## Insight

This modern and attractive three bedroom semi-detached home is ideally positioned within a level walk of Glastonbury High Street, local schools and amenities. Built in 2020, the property has been thoughtfully designed with well-balanced accommodation across two floors, including a generous sitting room and a stylish open plan kitchen/dining room with direct access to the garden. Upstairs, there are three comfortable bedrooms, including a main bedroom with an ensuite shower room. Outside, the property benefits from driveway parking for two cars and an enclosed rear garden that enjoys a sunny aspect throughout the day.

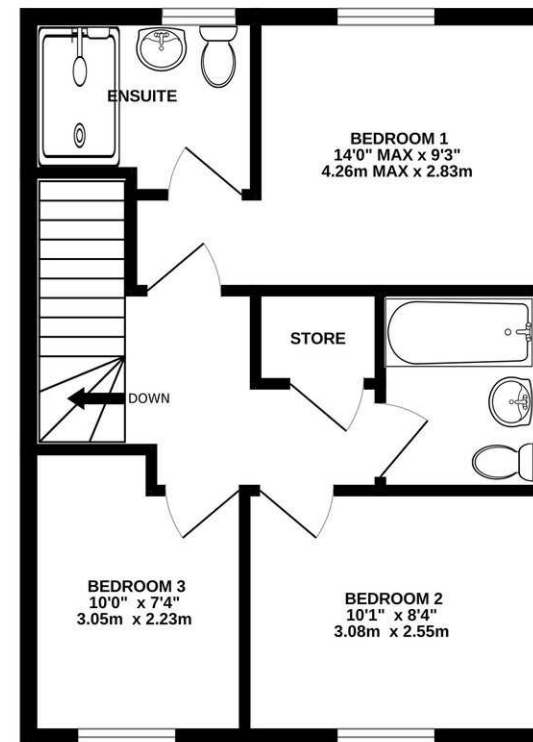
- Well-presented semi-detached home built in 2020, situated within a short walk of Glastonbury town centre and local amenities
- Spacious sitting room to the front of the house with internal door leading through to the open plan kitchen/dining room at the rear
- Contemporary kitchen fitted with a range of integrated AEG appliances, plus patio doors opening directly onto the garden terrace
- Three good-sized bedrooms on the first floor, including a main bedroom with front-facing aspect and well-appointed ensuite shower room. Bedrooms two and three overlook the rear garden, with bedroom three currently used as a dressing room/home office
- Smartly finished family bathroom featuring a mains-fed shower over the bath, modern tiling, WC and wash hand basin
- Enclosed rear garden with patio and shaped lawn, enjoying plenty of sunlight throughout the day and a timber storage shed in one corner
- Off-road parking for two cars at the front of the property, with gated side access leading into the rear garden



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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