



£212,500

*At a glance...*



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**holland  
& odam**

32 Bere Lane  
Glastonbury  
Somerset  
BA6 8BB

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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





## Directions

From our High Street offices, proceed down to the market place and bear left towards Magdalene Street. Carry on over the mini roundabout into Fishers Hill and then at the top, around to the left into Bere Lane. The property can be found further along on the right hand side, just before the Rural Life Museum.

## 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





## Location

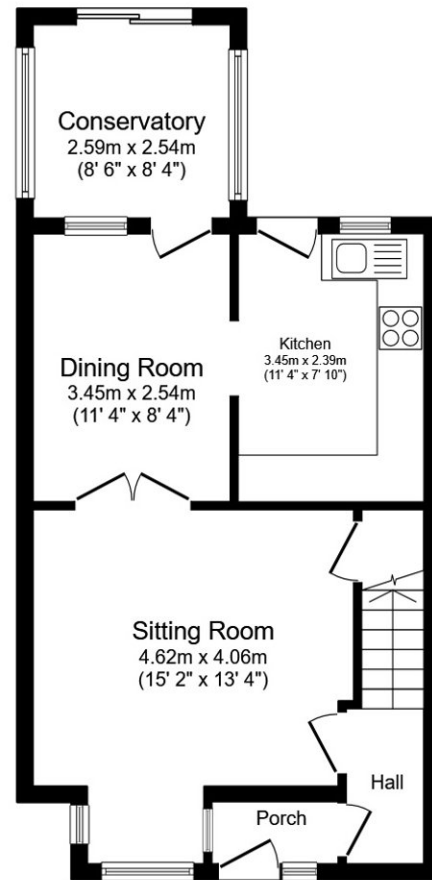
The property is situated just a short walk from the High Street with its good range of shops, restaurants, cafes, supermarkets, health centres etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells whilst Street, with its more comprehensive range of facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village, is 2 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## Insight

This well-proportioned home is available with no onward chain and enjoys a highly convenient location within a level walk of the High Street and close to Glastonbury Tor. The ground floor includes an entrance hall, sitting room, dining room, kitchen, and conservatory. Upstairs are three bedrooms and a family bathroom, with the principal bedroom enjoying elevated views across to Glastonbury Tor and Butleigh Moor. Outside, there is a sizeable front garden and a south-facing rear garden with patio, lawn, and pedestrian access leading to a single garage located in a nearby block.

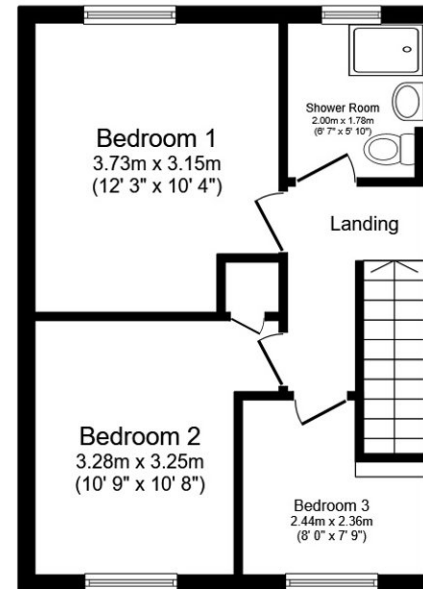
- Offered to the market with no onward chain, making this an attractive purchase for first-time buyers, families, or investors.
- Three well-proportioned bedrooms, with the principal room enjoying elevated views across to Glastonbury Tor and Butleigh Moor.
- Two ground floor reception rooms providing flexible living space for sitting, dining, or working from home as needed.
- Conservatory to the rear of the property with direct access to the garden.
- South-facing rear garden, mainly laid to lawn with patio seating area, benefiting from plenty of natural sunlight throughout the day.
- Views of Glastonbury Tor from the first floor, adding to the appeal of this well-positioned home.
- Single garage located within a nearby block, offering secure parking or useful additional storage.





### Ground Floor

Floor area 46.8 sq.m. (504 sq.ft.)



### First Floor

Floor area 35.8 sq.m. (385 sq.ft.)

**Total floor area: 82.6 sq.m. (889 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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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