



£300,000

At a glance...



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**holland
& odam**

9 Bligh Bond Road
Glastonbury
Somerset
BA6 9RB

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

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. This property can be found just a bit further in on the 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
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.

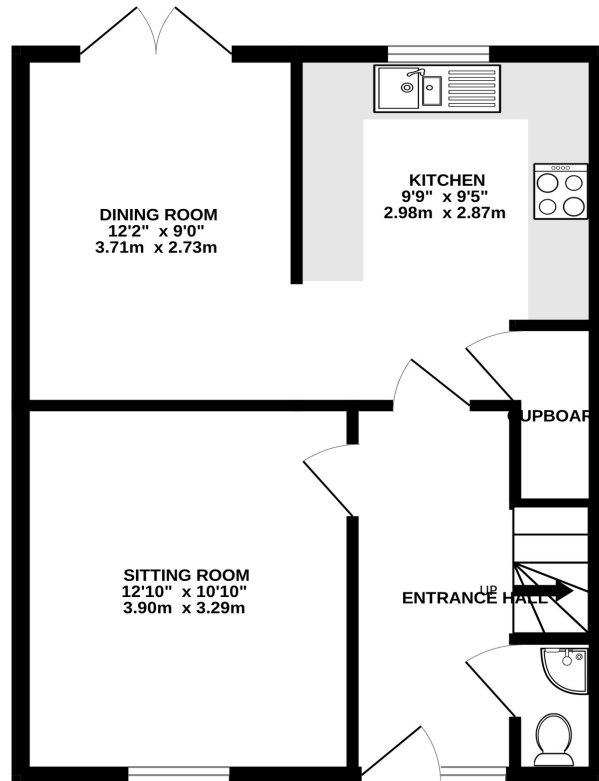
Insight

An immaculately presented three bedroom home with 6 years remaining of an NHBC warranty. The current owners upgraded the specification when it was bought and have spent time improving even further. LVT wood effect flooring continues seamlessly from the entrance hall, through to the kitchen & dining room. The outside is equally immaculate and low maintenance with Astro turf laid. From where the property is situated it looks out to an open aspect making it feel very private. An early viewing is highly recommended.

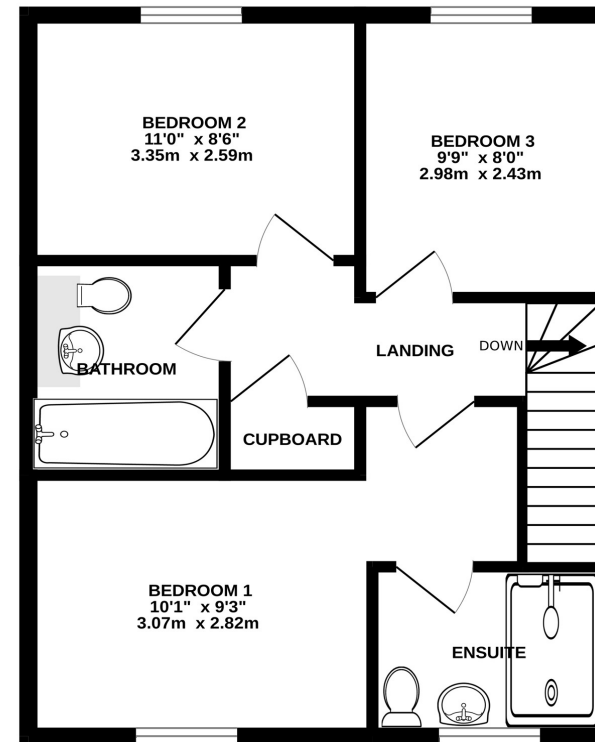
- Beautifully presented modern home situated close to the town centre
- Composite double glazed door opening into an Impressive hall with a shaker style doors opening to a generous cloakroom with back to the wall WC and pedestal sink. On the left is a door into the sitting, where there is a window to the front.
- Well appointed kitchen overlooking the rear garden with a range of white gloss units. Integrated appliances include an AEG double oven, induction hob, extractor above, integrated fridge/freezer, space and plumbing for a washing machine and a large walk-in cupboard.
- The kitchen is open plan to the dining room, with patio doors opening to the rear. The dining room has a feature panelled wall.
- First floor landing with loft access and built-in cupboard, Window to side. Master bedroom with an en-suite comprising large shower enclosure, back to the wall WC and wash hand basin. Attractively tiled.
- Two further double bedrooms with a rear aspect.
- Family bathroom fitted with a white suite, shower enclosure, wash hand basin and back to the wall WC
- The rear garden is a good size and benefits from a southerly aspect. Large extended patio, laid with Astro turf lawn.



GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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