



12 Hill Head | Glastonbury | BA6 8AW

FREEHOLD

£450,000

PROPERTY SUMMARY



This detached bungalow enjoys an exceptional location, within walking distance of the town centre, with spectacular views of Glastonbury Tor and Glastonbury Abbey. The property boasts an entrance hall, kitchen, dining room, living room, three bedrooms, a shower room, a bathroom, utility room and sun room. Outside there is wrap around garden to the side of the property and an enclosed rear garden. There is off road parking for several vehicles along with a garage. An internal viewing is highly recommended to see how much this property has to offer.

Entrance Hall

Doors leading to kitchen, living room, rear hallway, utility room, shower room and bathroom. Doors leading to bedroom one, two and three. Storage cupboard.

Kitchen

11'1 x 8'9 (3.38m x 2.67m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Built in electric oven, gas hob and cooker hood over. Built in fridge. Boiler. Door way through to dining room. UPVC double glazed window to front.

Dining Room

10 x 7'9 (3.05m x 2.36m)

Radiator. UPVC double glazed window to side with fantastic views of Glastonbury Tor and Glastonbury Abbey. Door leading in to living room.

Living Room

17'4 a 12 (5.28m a 3.66m)

Feature fire place with gas fire. Radiator. UPVC double glazed window to side with beautiful views across Glastonbury. UPVC double glazed door leading to side of the property.

Shower Room

Low level WC, wash hand basin and walk in shower. Tiling to splash. Extractor fan. UPVC double glazed obscure window to side.

Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash, UPVC double glazed obscure window to side.

Bedroom One

13 x 11 (3.96m x 3.35m)

Radiator. UPVC double glazed window with far reaching views.



Detached Bungalow

Kitchen

Living Room

Dining Room

Shower Room

Bathroom

Three Bedrooms

Utility Room

Sun Room

Fantastic Views Over Glastonbury



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PROPERTY**

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Bedroom Two

8'11 x 11 (2.72m x 3.35m)

Radiator. UPVC double glazed window to side with viewing of Glastonbury Abbey and the Tor.

Bedroom Three

9'5 x 9'7 (2.87m x 2.92m)

Radiator. UPVC double glazed sliding door leading into the sun room.

Sun Room

9'10 x 11'5 (3.00m x 3.48m)

Radiator. Two UPVC double glazed windows to side. UPVC double glazed French doors leading to the rear garden. Panoramic views toward the Mendips.

Utility Room

13'5 x 6'6 (4.09m x 1.98m)

Space and plumbing for washing machine. Space for fridge/freezer. UPVC double glazed doors to front and back. UPVC double glazed window to side.

Garage

16'6 x 9'2 (5.03m x 2.79m)

Up and over door. Power and light. UPVC double glazed door for side access.

Front Of Property

Driveway providing off road parking for several vehicles. An attractive lawn wraps around to the side of the property with a mixture of bushes, please and trees. Spectacular views of Glastonbury Tor.

Rear Garden

Patio area, perfect for entertaining enclosed with wooden fencing. Mature bushes and trees. Far reaching views on Glastonbury Abbey.

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GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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