

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



PONDAROSA, LEG OF MUTTON ROAD, GLASTONBURY, BA6



**PONDAROSA,
LEG OF MUTTON ROAD, GLASTONBURY, BA6 8HJ**

A fabulously well located, 3 bedroom bungalow with a sunny garden and breathtaking, far reaching views, parking and single garage within walking distance of the vibrant High Street.

The house has an entrance hall, open plan sitting room/dining room and kitchen. There are 3 bedrooms, a family bathroom and additional separate cloakroom.

Outside there are gardens to the front and back, a covered walkway, single garage, utility room/office and parking for three vehicles.

Guide Price £425,000

Location

Leg of Mutton Road is a highly desirable residential road that runs east off Wells Road. It is approximately 300mts to the High Street. The house is set in an elevated position at the start of this road with magnificent far-reaching views from the front, westwards to the Quantocks. A magical and convenient location.

Glastonbury is known for its spiritual and historic significance. It also has a vibrant High Street with a various shops, café's, restaurants and pubs and it has a wide variety of inclusive and welcoming societies and clubs.

Description

A spacious, well-maintained, bungalow with several noteworthy features: a magnificent view; lovely gardens with barbeque terrace; open plan living room dining room kitchen area, which flows in a contemporary fashion for sociable living; an extra w.c. and the additional office/utility room is a versatile bonus.





Accommodation

The front door opens to a bright, welcoming hallway. On the left is the sitting room which is dominated by a floor-to-ceiling window, which embraces the far-reaching view to the west. This spacious and sunny room has wood effect flooring and extends to a dining area with a window overlooking the rear garden, it then wraps around to the kitchen.

The kitchen has a range of fitted units and integrated appliances, including eye level, double oven with grill, fridge/freezer, dishwasher, induction, hob, and extractor. Again, a large window and half glazed exterior door allow in plenty of light and offer views of the rear garden. Stylish black unit are complimented by wooden worksurfaces, the overall effect is very striking. A door opens from the kitchen to the hallway which leads to a family bathroom on the left, again stylish with a slipper bath, corner shower, w.c. and sink with vanity unit. In addition to this there is a separate WC next door. The 3 bedrooms are all a good size and the two at the front benefit from super views west.

Outside

To the front of the house is a tarmac drive for parking, from here a path and steps lead to the front door. The front garden has a lawn area border by mature shrubs and floral beds, a terraced rockery as well as a paved terrace for enjoying the view. To the south a garden gate opens to the rear garden and a path wraps around to the rear of the house. Here you will find mature shrubs and trees, including a majestic Magnolia, and an additional lawn area, and floral beds. A large, paved terrace with double, built-in barbeques and attractive, stepped seating, is a perfect place for outdoor entertaining. There is a small summer house at the top of the garden. To the north of the house a covered walkway offers sheltered storage, and it is here that you will find the utility room/office which has a half-glazed door and a window. There are built in units and space for a washing machine and tumble dryer. The single garage is accessed from the front by an up-and-over manual door and beside the garage there is a gravel area perfect for storing garden equipment.





Tenure and other points

Freehold. Mains gas (combi boiler), electricity, water and drainage.
Council tax band, D. EPC Rating C. (Recently upgraded loft insulation and cavity wall insulation).

Directions

From Wells take the A39 to Glastonbury. At the Tin Bridge roundabout take the first exit onto Wells Road. Follow this for approx. 1 mile Leg of Mutton Road is on your left. The property is on the right before the first bend.

About the area

Glastonbury has been a religious centre throughout history and back into the times of legends. The Celtic monastery evolved into one of England's wealthiest and most influential abbeys and the town grew up alongside it. Today it's a small but thriving town and a major tourist venue, welcoming thousands of visitors each year. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey.

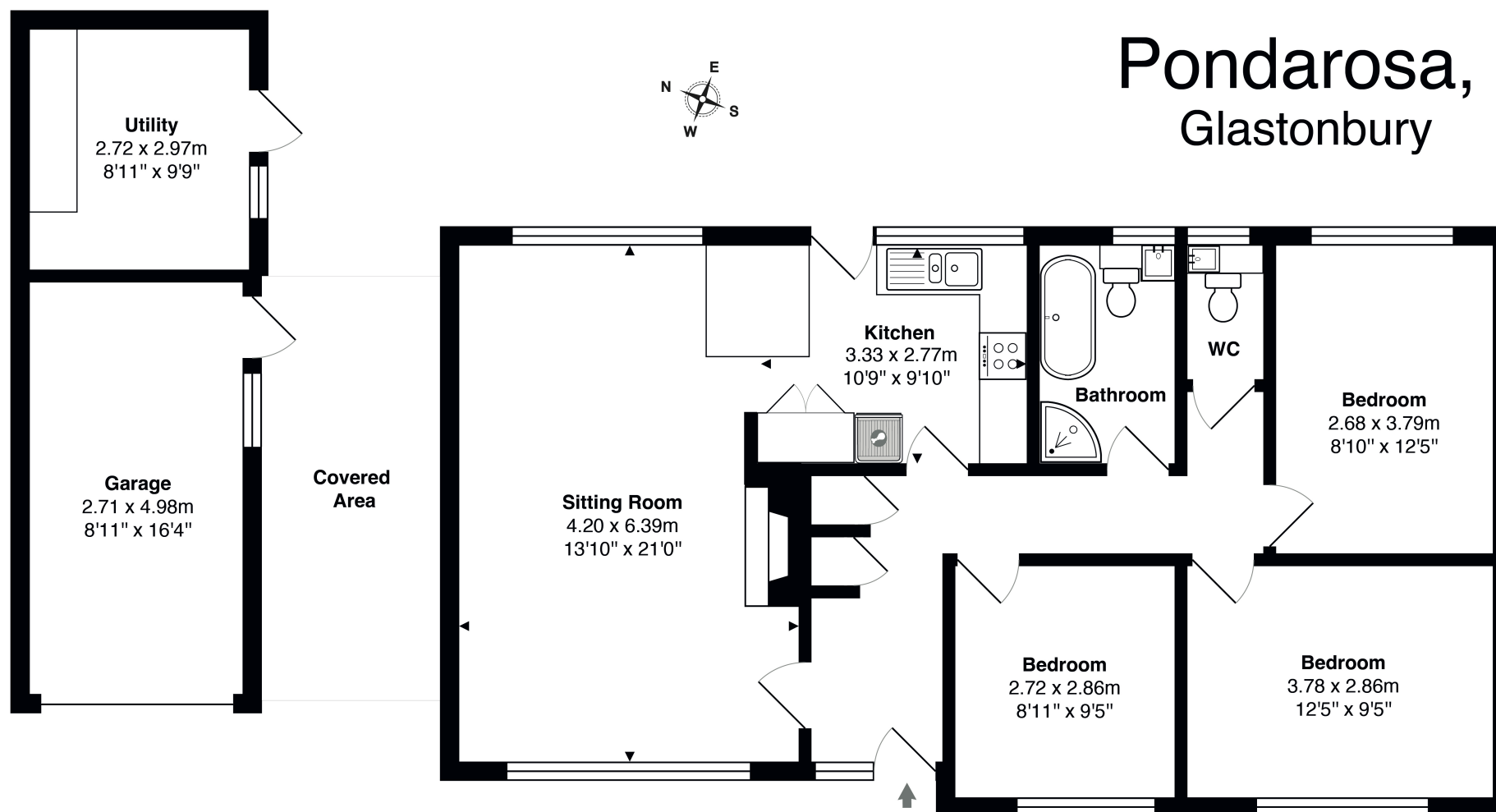
Just 5 miles from Glastonbury is Wells which is the smallest city in England (population 10,000). Its centre is the marketplace (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace.

Immediately to the south (2 miles) of Glastonbury is the more recent town of Street and these centres provide a huge range of facilities and amenities. There are excellent local schools and the private sector includes Millfield, Wells Cathedral School, Downside, All Hallows and the Bruton schools. About 12 miles south east is Castle Cary station with a main rail line to London.

For more information on this area in general and individual schools visit our website www.roderickthomas.co.uk and locate this property by price order. Open full details and click on "schools".



Pondarosa, Glastonbury



Approximate gross internal floor area - 85 m² / 915 ft² (excluding Garage & Utility)

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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