





£620,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



4



2



2

Energy
Rating

A

Council Tax Band E



Services

Mains electricity, gas, water and drainage are connected. Air Source central heating system, including underfloor heating on the ground floor. Solar panels to the front elevation.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the hill turn left into Wells Road and continue for approximately 300 metres. Turn right into Leg of Mutton Road, whereby Hill Rise can be found on the left hand side.

Description

This delightful modern detached family house is conveniently situated within a level five minute walk of Glastonbury High Street and local amenities. Spacious and versatile accommodation includes a triple aspect sitting room, generous kitchen and family room, five bedrooms and two shower rooms. Further improvements include solar panels, an air source heat pump and the adaptation of the original garage to provide a large utility room and valuable additional storage.

The front entrance opens into a welcoming hallway, where stairs rise to the first floor and a large understairs recess provides useful storage. Matching oak doors lead to the sitting room, kitchen and family room, ground floor bedroom or study and cloakroom. The spacious sitting room enjoys triple aspect windows and features a wood burning stove recessed within the fireplace. The kitchen and family room is fitted with a modern range of units, integrated fridge freezer and dishwasher, together with space for an electric range cooker. Dual aspect windows and glazed patio doors provide a pleasant outlook, with ample room for dining and seating, complemented by a walk in pantry. The generously proportioned utility room provides fitted storage, laundry facilities and an airing cupboard, with access into the former garage. Completing the ground floor are a versatile bedroom or study and a cloakroom with wash hand basin and WC.

On the first floor, matching oak doors open from the landing to four bedrooms, two shower rooms and a linen cupboard. Bedroom one has a front facing window and a walk in wardrobe with clothes hanging rail. Bedrooms two and three are both double rooms, with bedroom two facing the front and bedroom three enjoying views across the rear garden and neighbouring rooftops towards the Mendip Hills and Brent Knoll in the distance. Bedroom four also faces the front and benefits from a built in wardrobe. The two evenly proportioned shower rooms each include a fully tiled walk in shower enclosure, vanity unit with inset wash hand basin and WC.

Location

A stones throw from the historic town centre which offers a good range of shops, banks, restaurants, cafes, health centres, supermarkets and public houses. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. The major centres of Bath, Bristol and Yeovil are all within commuting distance.





The property is set back from Leg of Mutton Road and approached through wooden gates onto a large gravelled driveway, providing parking and turning space for several vehicles. Gated access to the side opens into the rear garden, where a generous terrace enjoys a good degree of afternoon sunlight throughout much of the spring, summer and autumn. A glazed greenhouse stands to one side, together with the air source heat pump, which supplies the ground floor underfloor heating and first floor radiators. Solar panels fitted to the south facing roof contribute towards the property's electricity supply, subject to prevailing conditions. The remainder of the garden is laid mainly to lawn, interspersed with mature flower and shrub beds, raised vegetable beds and a secluded patio positioned within one corner. The garden is enclosed on all three sides by timber lap fencing.



- Delightful modern detached family house, conveniently situated within a level five minute walk of Glastonbury High Street and local amenities.
- Spacious triple aspect sitting room featuring windows to the front, side and rear, together with a wood burning stove recessed within the fireplace.
- Generous kitchen and family room with modern fitted units, integrated appliances, space for a range cooker, walk in pantry and ample room for dining and seating.
- Large utility room with fitted storage, laundry facilities and airing cupboard, together with access into the former garage, which provides valuable additional storage.
- Five bedrooms arranged over two floors, including a versatile ground floor bedroom or study and four first floor bedrooms, two with fitted or walk in wardrobes.
- Two evenly proportioned shower rooms, each fitted with a fully tiled walk in enclosure, vanity unit with inset wash hand basin and WC.
- Gated gravel driveway with parking and turning space, generous enclosed rear garden, solar panels and an air source heat pump serving the underfloor heating and radiators.



Leg Of Mutton Road, Glastonbury, BA6

Approximate Area = 1930 sq ft / 179.3 sq m (includes garage)

For identification only - Not to scale



RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

