





£295,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

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Energy Rating **D**

Council Tax Band **B**



Services
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From the town centre proceed up the High Street and shortly after passing St John's Church on the left, turn left into The Archers Way. Continue to the far end and on reaching the 'T' junction with Manor House Road where Bowyers Close is almost immediately opposite and the property will be found on the left.

Description

Tucked away within a quiet side street and just a short, level walk from the High Street, amenities and local schools. The accommodation includes three bedrooms, a loft room and generous ground floor living space. A particular feature is the kitchen/breakfast room opening into a garden room overlooking the rear garden. Outside, there is a private west facing garden, garage and off-road parking.

The front door opens into the entrance hall with stairs rising to the first floor and a door into the sitting room. This is a comfortable reception space with a front facing window and feature fireplace. To the rear of the property is a spacious kitchen/breakfast room fitted with a range of units, offering space for appliances and a breakfast table, with a useful cloakroom positioned off. From here, the accommodation flows into the garden room, providing additional reception space with views over and access to the rear garden.

On the first floor, there are three bedrooms and the family bathroom leading off the landing. Bedrooms one and two are both good doubles, each benefiting from built-in storage, while the third bedroom offers a practical single or study. A loft ladder provides access to a useful loft room, which is currently utilised as additional space and offers flexibility depending on a purchaser's needs.

Location

The property is conveniently situated being within level walking distance of the High Street with its good range of shops, banks, restaurants, cafes, health centres, public houses and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers a wider range of amenities including Strode College, Strode Theatre and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23, (Dunball) some 14 miles distant, whilst Bristol, Bath and Yeovil are all within an hour's drive.

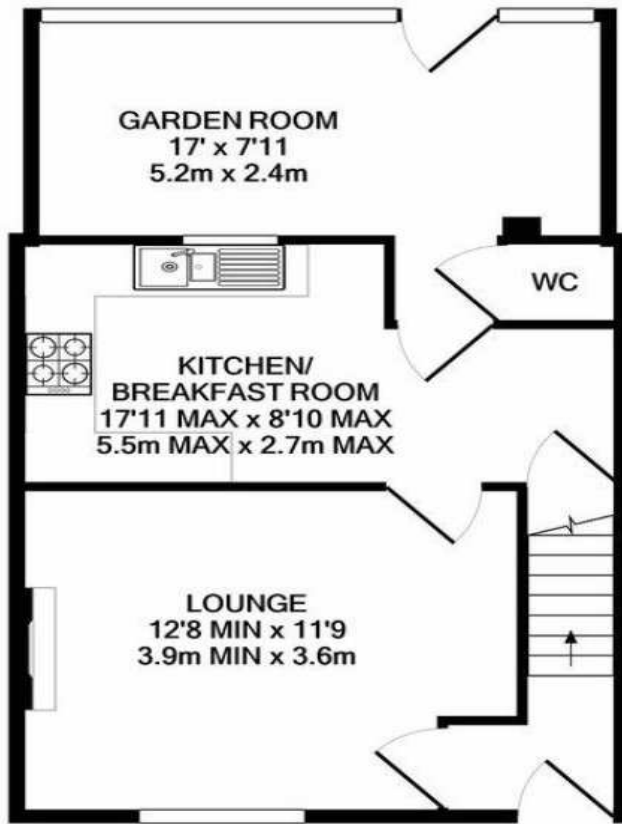




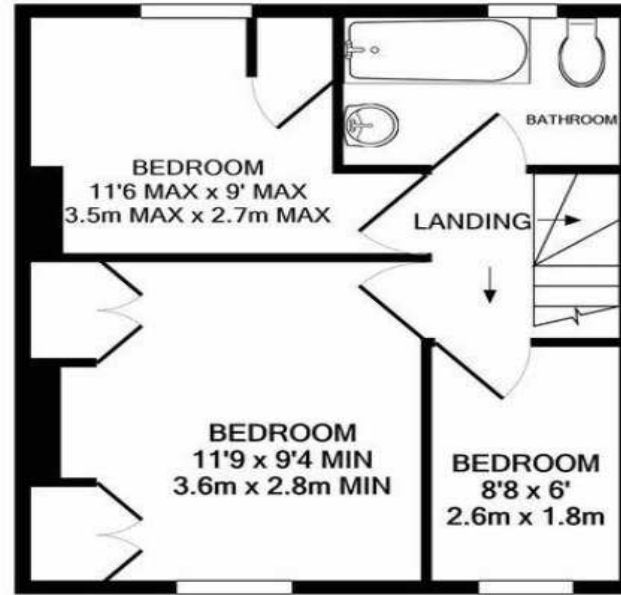
The property is approached from a quiet side street, with access to off-road parking and a single garage located to the rear. The west facing garden is a real feature, enjoying a good degree of privacy and being enclosed by a variety of mature trees and shrubs. A patio area adjoins the rear of the house, with the remainder laid to lawn and a pathway leading to the rear, creating a pleasant and usable outdoor space throughout the day.

- Convenient location tucked away within a quiet side street, just a short, level walk from the High Street, local amenities and schools
- Well presented accommodation including three bedrooms, a family bathroom and a versatile loft room accessed via ladder
- Comfortable sitting room to the front, complemented by a spacious kitchen/breakfast room with room for dining and everyday living
- Garden room to the rear providing additional reception space, enjoying views over the garden and direct access outside
- West facing rear garden offering a good degree of privacy, with lawn, patio and mature planting creating a pleasant outdoor setting
- Garage and off-road parking located to the rear, together with the added benefit of a newly replaced roof to the main house in 2025

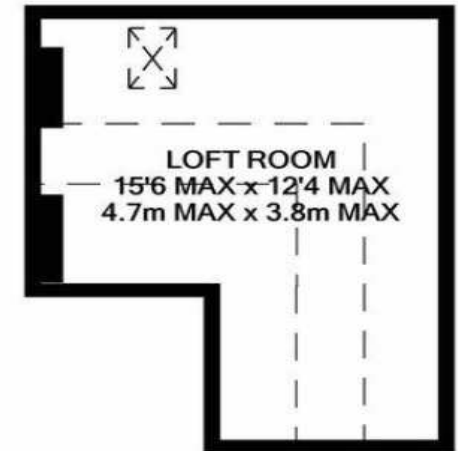




GROUND FLOOR



1ST FLOOR



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