

£245,000



At a glance...



3



2



1



C



B

holland
&odam

13 Monington Road
Glastonbury
Somerset
BA6 8HE

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the town centre proceed up the High Street and at the top of the hill turn left into Wells Road. Proceed for approximately 200 metres and turn right into Leg of Mutton Road. Continue up the road and at the top turn right into Monington road where the property will be found a short distance along on the right 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



Location

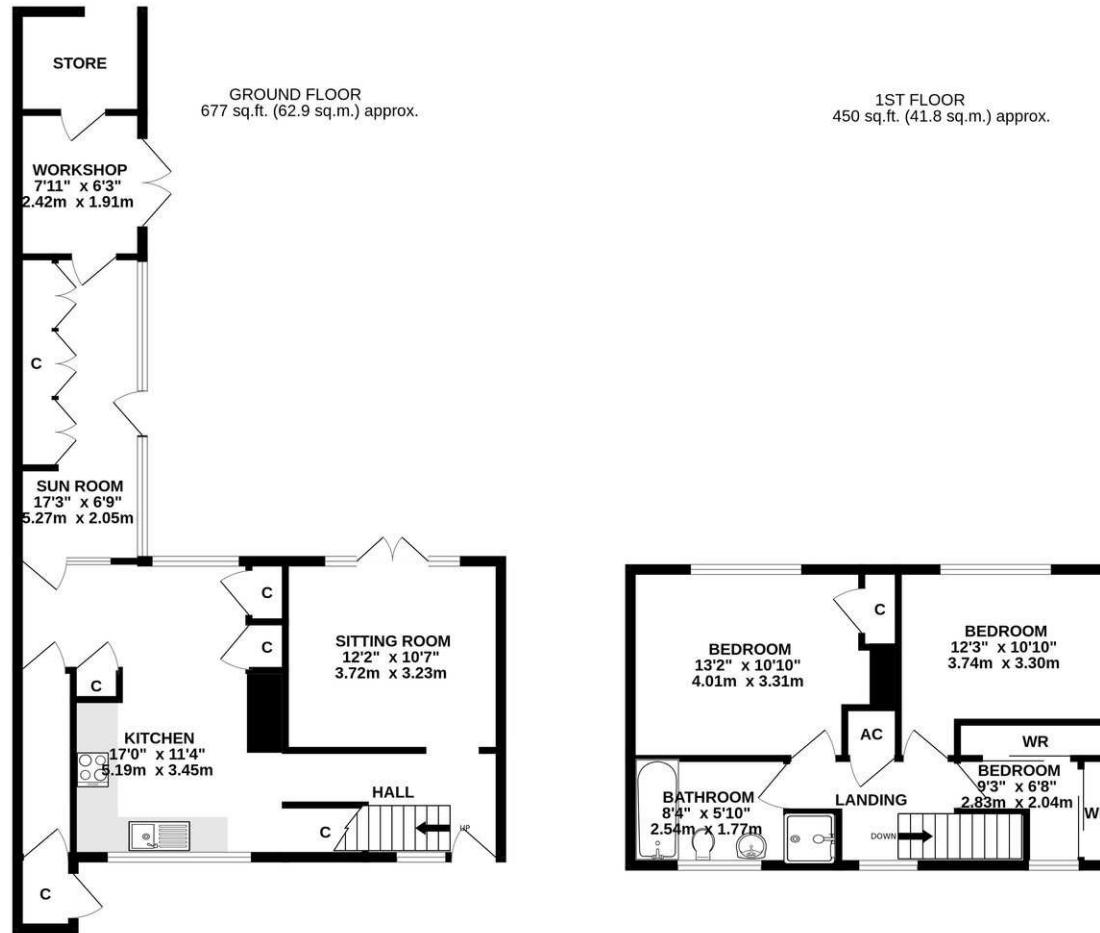
The property is situated above the town approximately half a mile from the town centre with its good range of shops, restaurants, cafes, health centres, supermarkets, churches and public houses. The historic town of Glastonbury is renowned for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 can be gained at Dunball (Junction 23) some 14.5 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

A spacious mid terrace home situated in an elevated position within the town offering an open plan kitchen/dining room, sitting room, three bedrooms and a bathroom. There is a good enclosed rear garden with a sunroom, workshop and store with off road parking at the front for multiple vehicles. Available with no onward chain.

- Situated in an elevated position within easy reach of the town centre
- The open plan kitchen diner has been re-modelled and updated, featuring a modern range of units with some integrated appliances
- Sitting room with electric fire and glazed patio doors flooding the room with plenty of natural light, overlooking the rear garden.
- Three good bedrooms on the first floor, all with fitted wardrobes.
- Modern family bathroom with basin, toilet, bath and separate walk in shower.
- Sun room to the rear leading to a workshop and store.
- Off road parking for multiple vehicles to the front.
- Good enclosed rear garden with a sunny southerly aspect





TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2025

DISCLAIMER

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.