



£245,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

13 Monington Road  
Glastonbury  
Somerset  
BA6 8HE

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto: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

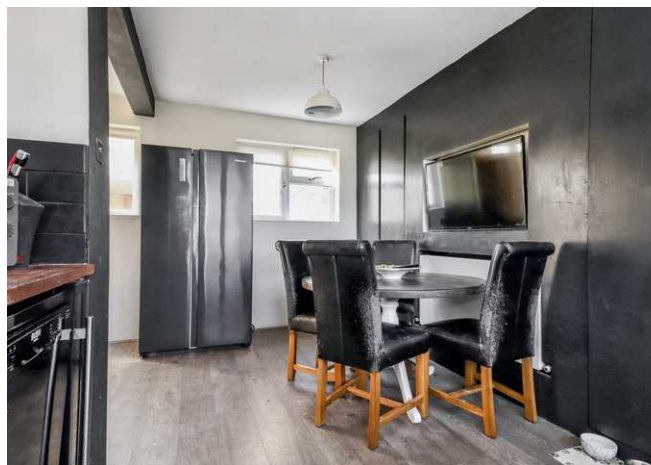
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

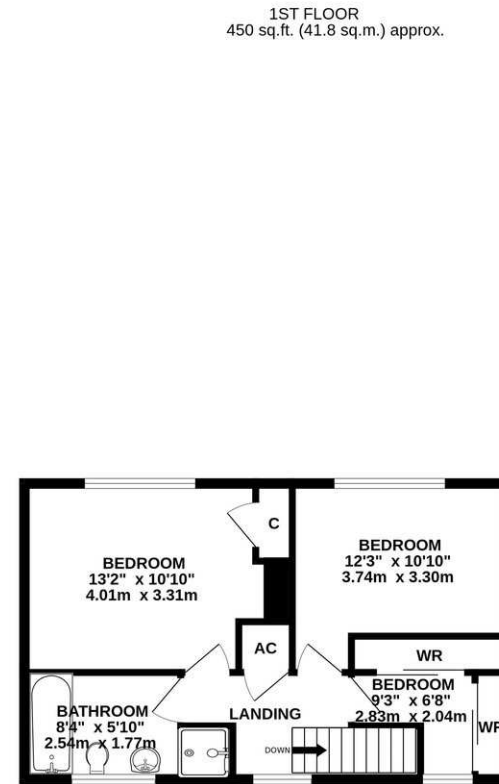
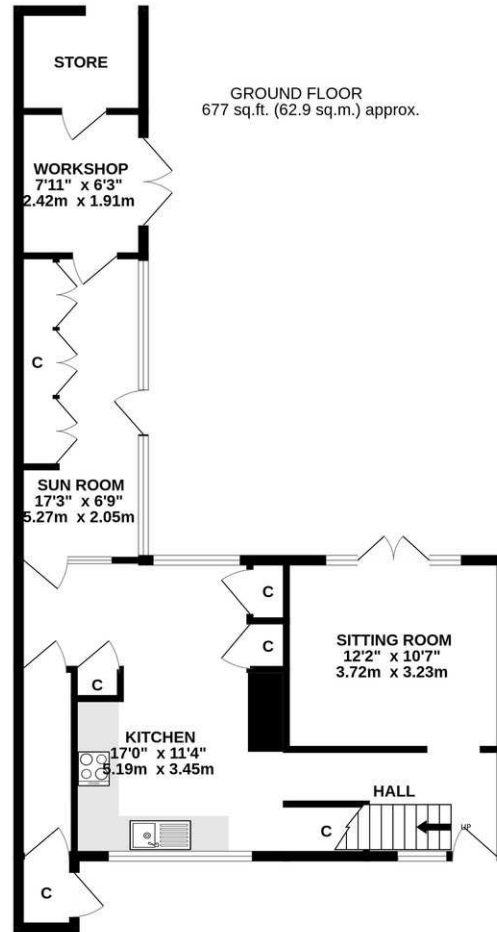
The property is situated above the town approximately half a mile from the town centre with its good range of shops, restaurants, cafes, health centres, supermarkets, churches and public houses. The historic town of Glastonbury is renowned for its Tor and Abbey Ruins and is 6 miles from the Cathedral 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 as to their operability or efficiency can be given.  
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