





£440,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, proceed straight ahead into Butleigh Road. Continue down the hill and take the second turning on the left into Bretenoux Road and the first left into Actis Road. Southfields is the second turning on the left and the property will be found on the right hand side.

Description

Offered to the market for the first time since new, this much-loved four-bedroom detached family home occupies a sought-after position on the popular Redlands development. Offering generous living accommodation, an integral garage, conservatory and an extensive mature rear garden, the property provides an exciting opportunity to modernise and create a wonderful long-term family home.

Having been lovingly occupied by the current vendors since new, the property has been a wonderful family home and now offers purchasers the exciting opportunity to modernise and create a home tailored to their own tastes. The generous proportions throughout provide an excellent foundation, with well-balanced accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall with cloakroom and internal access to the integral garage, fitted with an up-and-over door. The spacious sitting room and separate dining room are connected by double doors, creating a flexible living and entertaining space. The dining room also benefits from direct access to both the kitchen and the conservatory via sliding patio doors, allowing natural light to flood the room and providing a pleasant outlook over the garden. The kitchen is fitted with a range of wall and base units with space for freestanding appliances, and has access to a useful utility room, which in turn provides access to the rear garden.

To the first floor are four well-proportioned bedrooms, three of which are doubles, all served by a family bathroom. Bedrooms One and Two also benefit from built-in wardrobes and enjoy pleasant outlooks across neighbouring rooftops towards the surrounding countryside.

Location

The property is situated on the popular Redlands development on the southern outskirts of this historic town. Glastonbury offers a wide range of facilities including banks, shops, supermarkets, restaurants, health centers, schooling, public houses etc. 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 Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst the major centers of Bristol, Bath, Taunton and Yeovil are all



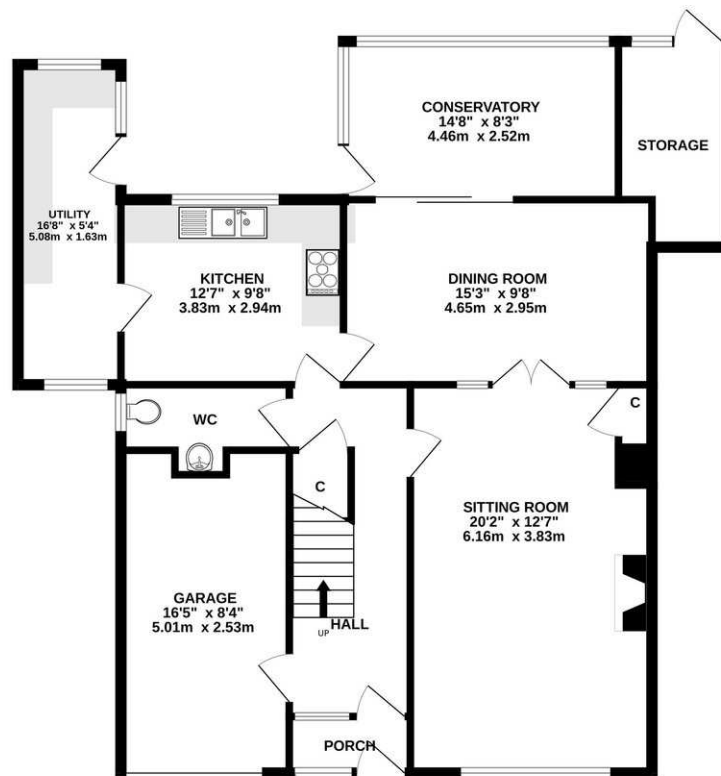


The true highlight of the property is undoubtedly the extensive rear garden. Offering a wonderful sense of space and privacy, the garden provides an ideal setting for outdoor entertaining and alfresco dining. A lawned area gently winds its way through mature borders, which are beautifully established with a variety of plants, trees and shrubs, creating a colourful and tranquil backdrop throughout the seasons. At the far end of the garden is a useful garden shed, providing valuable storage.

- Sizeable detached family home, offered to the market for the first time since new.
- Situated on the sought-after Redlands development on the outskirts of Glastonbury, close to local amenities and countryside walks.
- Four well-proportioned bedrooms, three of which are generous doubles, served by a family bathroom.
- Excellent opportunity to modernise and create a home tailored to your own tastes and requirements.
- Extensive mature rear garden with established trees, shrubs and lawn, perfect for relaxing and alfresco dining.
- Spacious sitting room, separate dining room, conservatory, kitchen and utility room providing versatile family living.
- Integral garage with up-and-over door and ample off street parking on driveway
- A much-loved home with generous proportions throughout, offering superb potential for growing families.



GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 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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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. *

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