



£260,000

*At a glance...*



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COUNCIL  
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**holland  
& odam**

13 Helyar Close  
Glastonbury  
Somerset  
BA6 9LQ

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn right into Paradise Road taking the second left turn into Helyar Close, where the property can be found on the right hand side identified by our For Sale board.

## 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 conveniently situated being within a level walk of the town centre with its good range of shops, restaurants, health centres, supermarkets and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

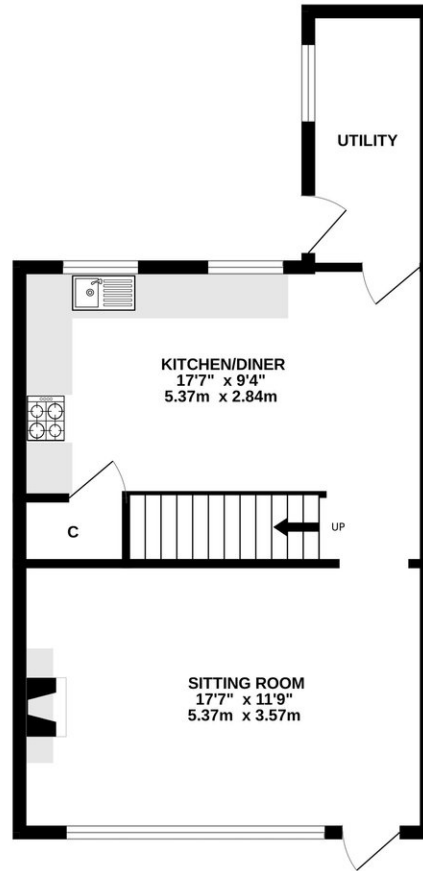
## Insight

This modern mid terrace property offers a well-balanced three bedroom home just a short level walk from Glastonbury High Street. The property has been thoughtfully improved with a newly fitted kitchen and bathroom, also benefiting from enclosed gardens to front and rear. With no onward chain, it provides an ideal opportunity for purchasers seeking a chain free home. There is ample parking nearby within the close and a useful pedestrian rear access.

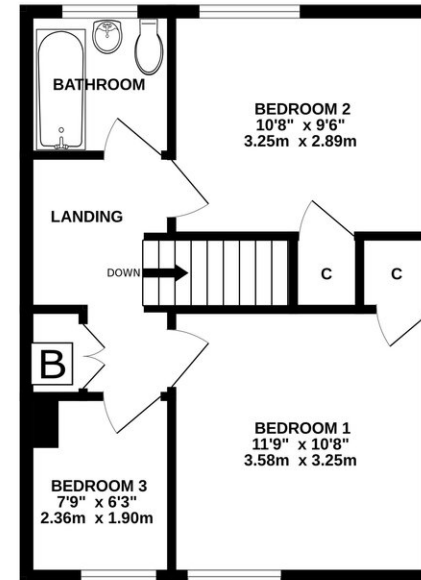
- Spacious entrance porch with potential to create a downstairs cloakroom or shower room, subject to necessary consents. A practical space for coats, boots or future utility conversion.
- Stylish, newly fitted kitchen/dining room with Bosch electric oven and four-plate hob. Under-counter space for white goods and a large understairs cupboard with plumbing for a washing machine.
- Bright and welcoming sitting room with large rear window and glazed door opening onto the garden. Former fireplace with gas point to one side offers potential for reinstatement.
- First floor landing with built-in airing cupboard housing the gas-fired boiler. Doors lead to three bedrooms and a modern bathroom with white suite, panel bath and electric shower over.
- Two rear-facing bedrooms enjoy views over the garden, with the principal bedroom featuring a built-in wardrobe. The front bedroom overlooks the play area and has deep built-in storage.
- Low-maintenance front garden laid with decorative chippings, raised beds and a pathway to the door. Enclosed rear garden with patio, hard-landscaped finish and timber shed/workshop.
- Convenient pedestrian gate at the rear gives access to Helyar Close. While there's no allocated parking, ample spaces are available adjacent to the property beside the communal green.



GROUND FLOOR



1ST FLOOR



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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