





£440,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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2

Energy  
Rating

A

Council Tax Band D



**Services**

Mains electricity, gas, water and drainage are connected. Gas central heating system. Photovoltaic tiles to the rear elevation.

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

## Directions

On entering Glastonbury from Street/Bridgwater (A39), at the main 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 follow the road around the sharp left-hand bend into Bere Lane. Take the next turning on the right into Old Butleigh Road and the property will be found along on the right hand side.

## Description

Superbly presented and extended detached, four bedroom bungalow, enjoying an impressive 'A' rating for energy efficiency, aided by a bank of photovoltaic panels to the rear elevation. Occupying a desirable position close to local amenities, the property benefits from generous parking, a carport, detached workshop and beautifully maintained south-facing gardens with stunning views.

An enclosed entrance porch opens into a welcoming reception hall, providing access to the principal accommodation. The heart of the home is the well-appointed kitchen/breakfast room, fitted with an attractive range of modern Shaker-style units complemented by granite work surfaces. An archway leads through to the spacious sitting room, where a feature fireplace creates an inviting focal point before glazed oak doors open into the impressive garden room.

Flooded with natural light from three sides and enhanced by Velux roof windows, the garden room provides a wonderful additional reception space with bi-fold doors opening directly onto the rear terrace. The property offers four well-proportioned bedrooms, including a guest bedroom with en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom. Two of the double bedrooms benefit from built-in wardrobes, creating practical and flexible accommodation for families, people down sizing or those requiring space for visiting guests.

## Location

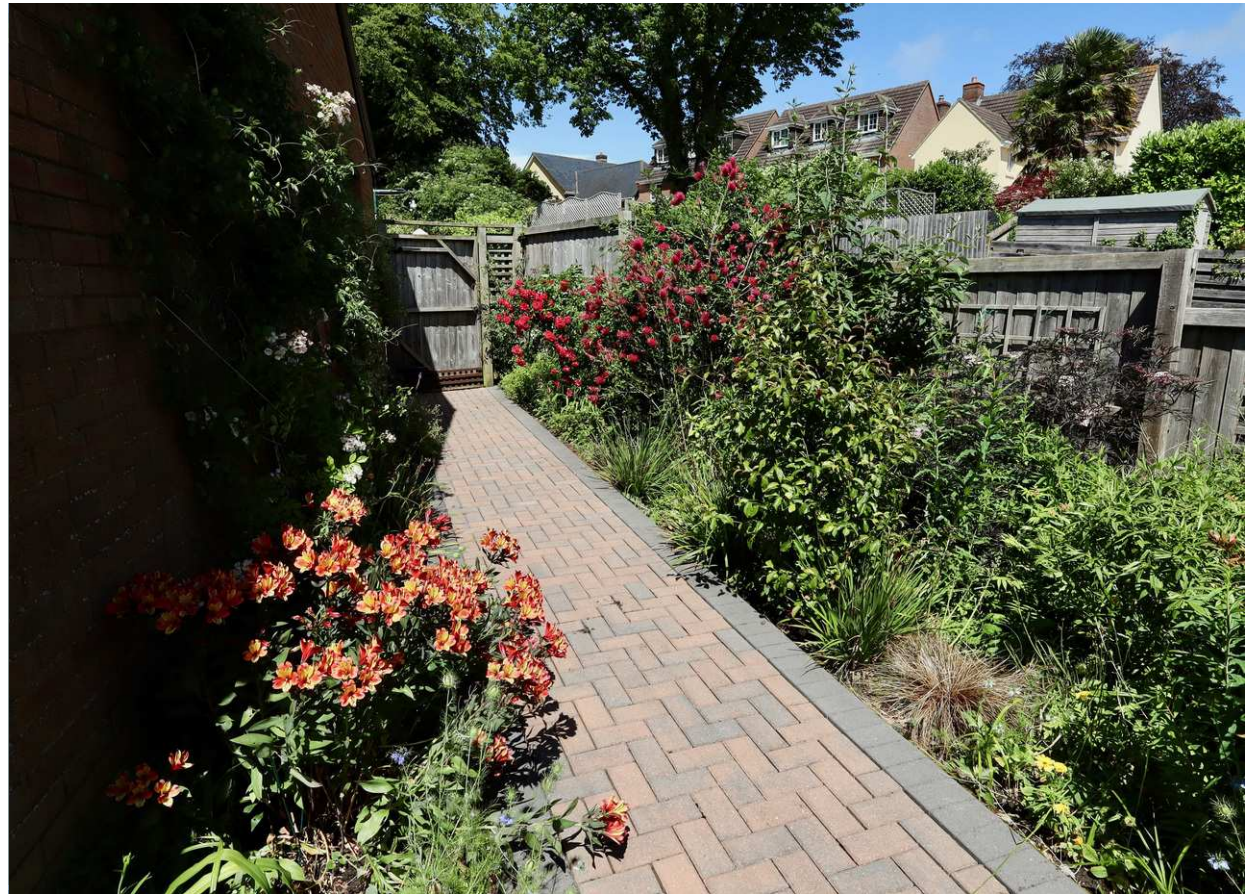
The property is situated on the southern outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, supermarkets, restaurants, public houses, cafes, health centres etc. The Cathedral City of Wells is 6 miles whilst the thriving centre of Street is 2 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange is at Dunball (Junction 23) some 14 miles distant. Bristol, Bath, Taunton and Yeovil are all within commuting distance.





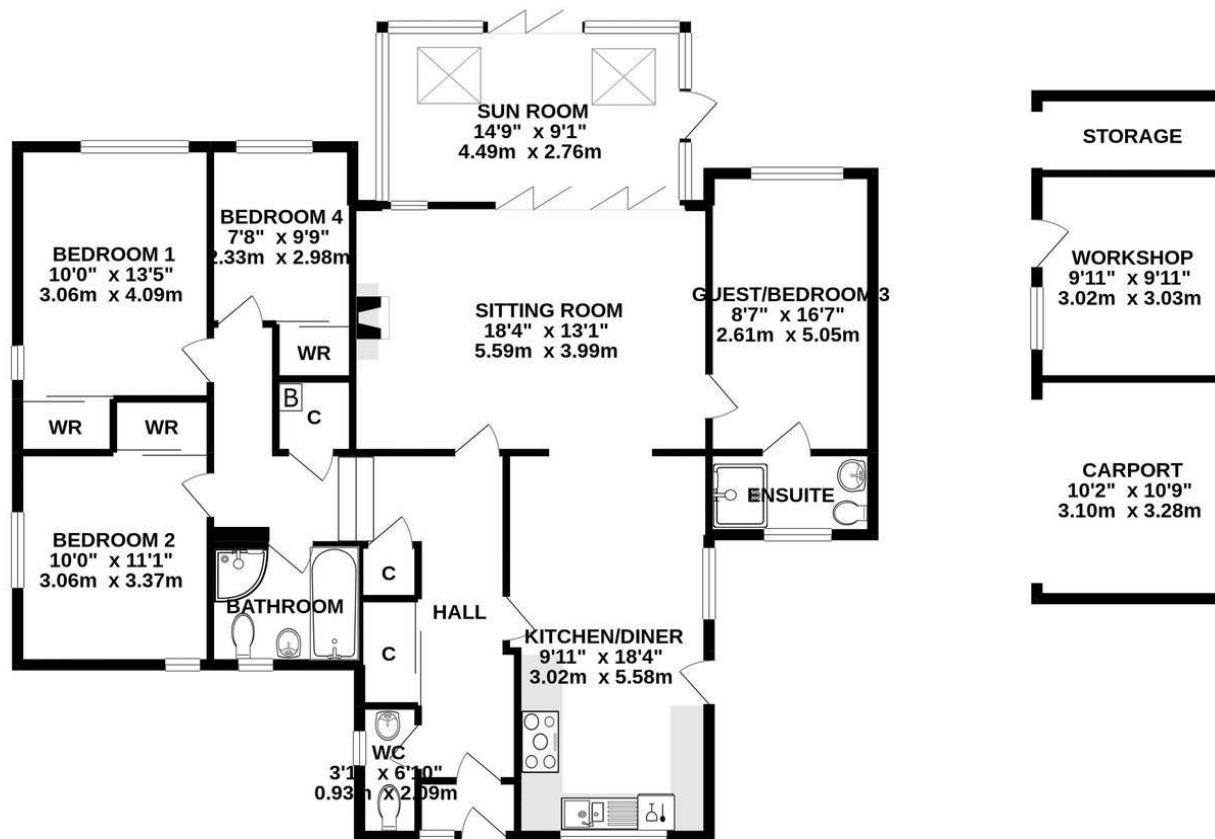
Outside, a brick-paved driveway provides parking for several vehicles and leads to a covered carport and detached timber workshop with power and lighting. The south-facing rear garden has been beautifully landscaped, featuring manicured lawns, colourful flower and shrub borders, a timber potting shed and a choice of seating areas designed to follow the sun throughout the day. From the upper terrace, attractive views can be enjoyed across the Somerset Levels and towards Glastonbury Tor in the east.

- Immaculately presented and extended detached bungalow enjoying an impressive A-rated EPC
- Four versatile bedrooms, including a guest bedroom with en-suite shower room
- Spacious sitting room with feature fireplace and adjoining garden room with views over the garden and beyond
- Modern kitchen/breakfast room with Shaker-style units and granite work surfaces
- South-facing landscaped gardens with patio terraces affording stunning views to the south and Glastonbury Tor in the east
- Brick paved driveway, carport, detached workshop and electric vehicle charging point
- Photovoltaic panels, underfloor heating and excellent energy efficiency throughout



# GROUND FLOOR

1655 sq.ft. (153.8 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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