



£295,000

At a glance...



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**holland
& odam**

7 Carmine Close
Glastonbury
Somerset
BA6 9AE

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

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. On reaching the first roundabout take the third exit into Sedgemoor Way. Continue and take the first turning on the right and then first right again into Carmine Close where the property will be found on the right hand side.

Services

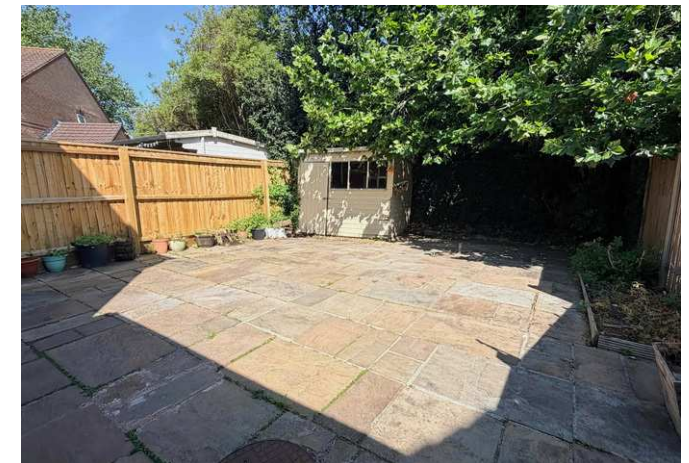
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is conveniently located for the town centre being within level walking distance of the High Street with its good range of shops, supermarkets, restaurants, health centres 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 away 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 at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

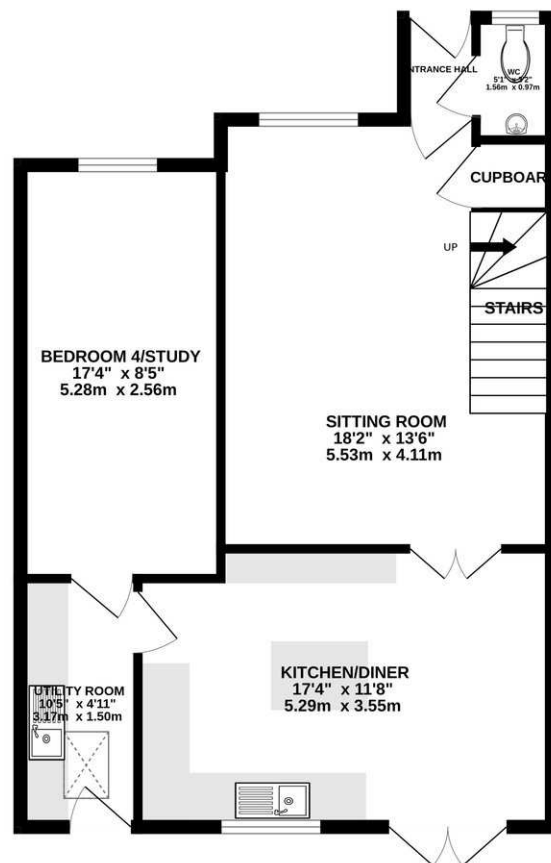
Insight

Conveniently positioned for Glastonbury town centre and local amenities, this well presented modern home offers surprisingly spacious accommodation, combining open plan living with practical family space. Benefiting from three bedrooms, a useful studio or home office/4th bedroom, ample parking and a private west facing garden, the property is ideally suited to first time buyers, growing families or those working from home.

- Well presented modern home conveniently situated within easy reach of Glastonbury High Street, local schools, everyday amenities and the surrounding road network.
- Spacious kitchen/dining room extending to over 17 feet in length, providing an excellent social space with direct access to the rear garden through double doors.
- Generous sitting room measuring over 18 feet in length, featuring glazed internal doors and providing comfortable living space for everyday family life. Versatile studio or home office/4th bedroom, created from the garage, ideal for home working, hobbies or occasional guest accommodation.
- Three first floor bedrooms served by a family bathroom, including a principal bedroom with fitted double wardrobe.
- Practical ground floor layout including a separate utility room, cloakroom and useful storage cupboards, enhancing the property's functionality and day to day convenience.
- Ample off road parking to the front together with a secure rear garden enjoying a good degree of privacy, ideal for afternoon and evening sunshine.



GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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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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.

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