



£310,000

At a glance...



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**holland
& odam**

Edmunds House
St Edmunds Road
Glastonbury
Somerset
BA6 9HU

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From our town centre office, take the turning left into The Archers Way, half way up the High Street. Proceed along to the crossroads with St Edmunds Road and turn left again, with Edmunds House found almost immediately on your left 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 situated just a short walk from the High Street with its good range of shops, restaurants, cafes, supermarkets, health centres etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells whilst Street, with its more comprehensive range of facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village, is 2 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

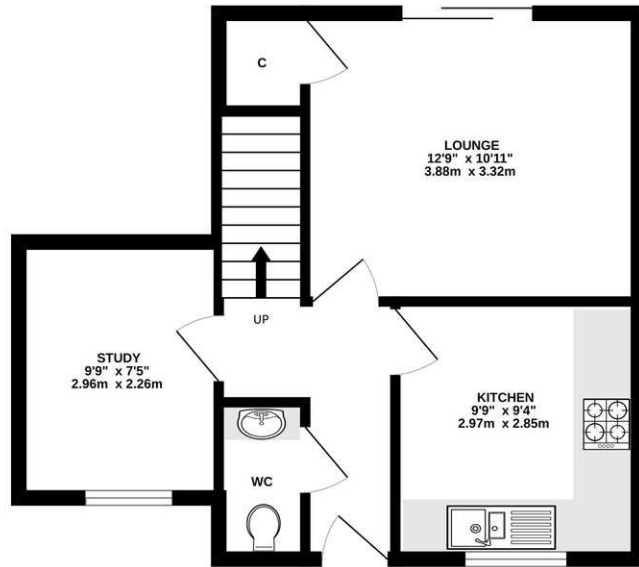
Insight

Edmunds House is a modern detached home built in 2005 and coming to the market for the first time, offered with no onward chain and recently redecorated throughout. The property provides well balanced accommodation including three bedrooms and two reception rooms. A modern sitting room, dining room kitchen and cloakroom serve the ground floor, while the rear garden enjoys a pleasant southerly aspect. With driveway parking and a convenient location within Glastonbury, this is a practical family home.

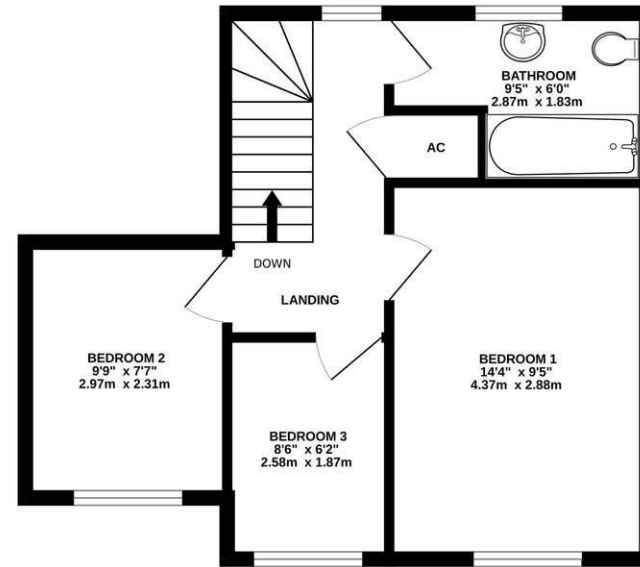
- Well balanced accommodation including three bedrooms and two reception rooms, providing flexible living space for families or those working from home.
- Modern fitted kitchen with a range of integrated appliances including oven, gas hob, fridge freezer and dishwasher, with space and plumbing for a washing machine.
- Sitting room with patio doors opening directly onto the rear garden and a useful understairs storage cupboard.
- Separate dining room with front facing window providing an additional reception space ideal for everyday dining or entertaining.
- Three bedrooms located on the first floor along with a family bathroom fitted with a white suite including panel bath with shower attachment, wash hand basin and WC.
- Enclosed rear garden enjoying a sunny southerly aspect with patio seating area, together with brick paved driveway parking to the front of the property.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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