holland&odam

26 St. Edmunds Road | Glastonbury | Somerset | BA6 9HX

£325,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk

3

1

2

Energy Rating C

Council Tax Band B

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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

26 St. Edmunds Road | Glastonbury | Somerset | BA6 9HX

Directions

From the centre of town, proceed to the top of the High Street and turn left. You will then find the turning for St Edmunds Road on your left hand side, just after the turning for Leg of Mutton Road. Number 26 will be found towards at the top of the road on the right hand side.

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.

Description

Occupying a generous plot and conveniently situated within a short walk of Glastonbury's bustling High Street, this three-bedroom semi-detached home offers well-proportioned accommodation, sizeable gardens and the added benefit of off-street parking to the rear. Onward chain already established.

The property is approached through the front garden, which has been thoughtfully arranged with patio and gravelled seating areas, creating a private space for al fresco dining, screened from the road by mature hedging. An entrance door opens into the welcoming hallway, with stairs rising to the first floor and doors leading to the principal ground floor rooms.

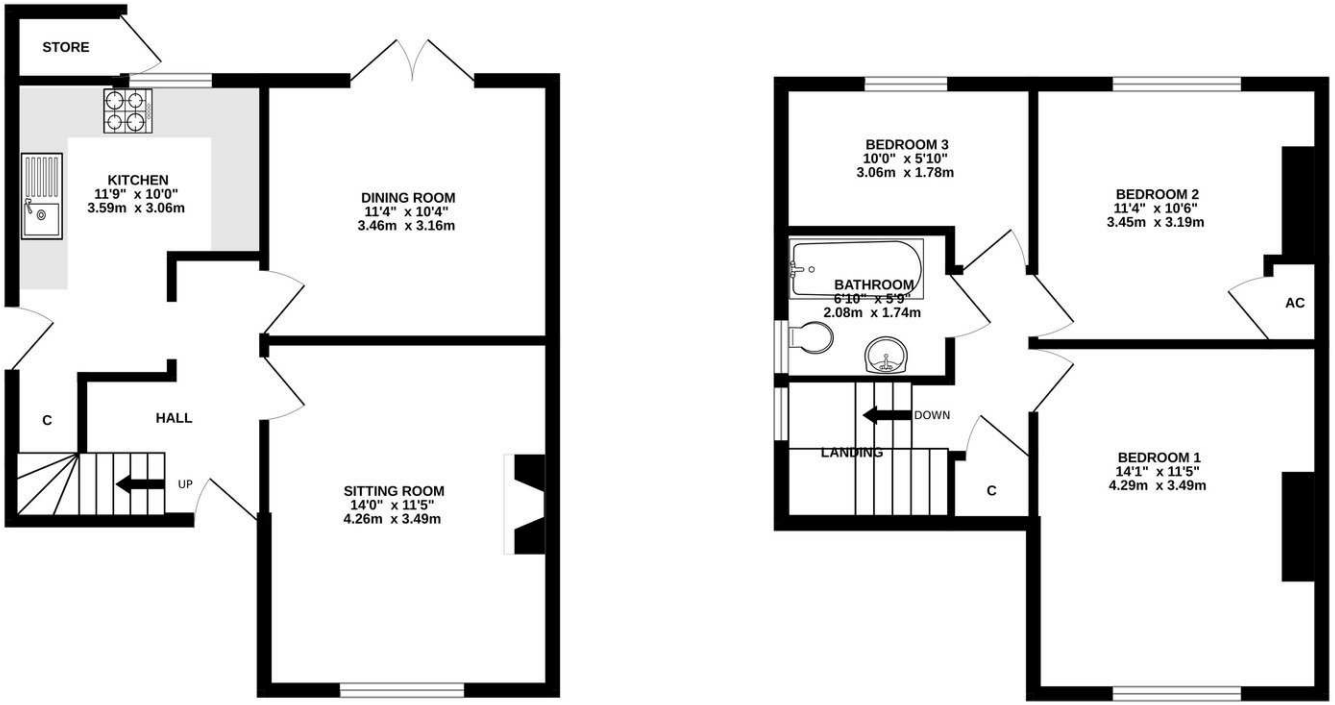
To the front of the property is the sitting room, a comfortable reception space centred around an attractive feature fireplace. Across the hall is the kitchen, fitted with a range of units and enjoying a pleasant outlook over the garden. To the rear, the dining room provides an excellent space for family meals and entertaining, with double doors opening directly onto the rear garden and allowing plenty of natural light to flood the room.
On the first floor, the landing provides access to three bedrooms, comprising two generous double rooms and a third bedroom which would also lend itself well to use as a nursery, home office or dressing room. Completing the accommodation is the recently renovated family bathroom, fitted with a contemporary suite.
The property benefits from gas fired central heating and double glazing throughout. While some minor cosmetic improvements may be desired, the house offers an excellent opportunity for buyers to put their own stamp on a well-located home within easy reach of the many amenities, independent shops, cafés and restaurants that Glastonbury has to offer.

Outside, the property enjoys particularly generous gardens for its central location. The enclosed rear garden is predominantly laid to lawn with gravelled areas providing additional seating and entertaining space. A shared access lane to the rear leads to off-street parking for one to two vehicles.

- Three-bedroom semi-detached home with well-proportioned accommodation arranged over two floors.
- Bright dining room with double doors opening directly onto the rear garden.
- Comfortable sitting room featuring an attractive fireplace and a recently renovated family bathroom.
- Convenient location just a short walk from Glastonbury's bustling High Street, shops, cafés and everyday amenities.
- Occupying a generous plot with sizeable gardens to both the front and rear.
- Private front garden enclosed by mature hedging, creating an ideal space for al fresco dining.
- Enclosed rear garden with a combination of lawn and gravelled areas, perfect for relaxing and entertaining.
- Off-street parking for one to two vehicles, accessed via a shared rear lane.
- Onward chain already established
-

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.
Made with Metropix ©2026

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.
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. *
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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.
DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.
*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.