





£300,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk

 3

 2

 2

Energy Rating D

Council Tax Band C

Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the hill turn left into Wells Road and Continue for approximately three quarters of a mile and turn left into Underwood Road where the property will shortly be found on the left hand side.

Description

Situated within one of Glastonbury's more sought after residential areas, this extended semi detached home is conveniently positioned within approximately 10 minutes walk of the High Street and close to local bus routes. The property offers well balanced accommodation including three bedrooms and generous living space on the ground floor. A modern kitchen and dining room extension enhances the layout while the southerly facing rear garden provides a pleasant outdoor setting. With driveway parking and a garage, the house offers practical living in a popular location.

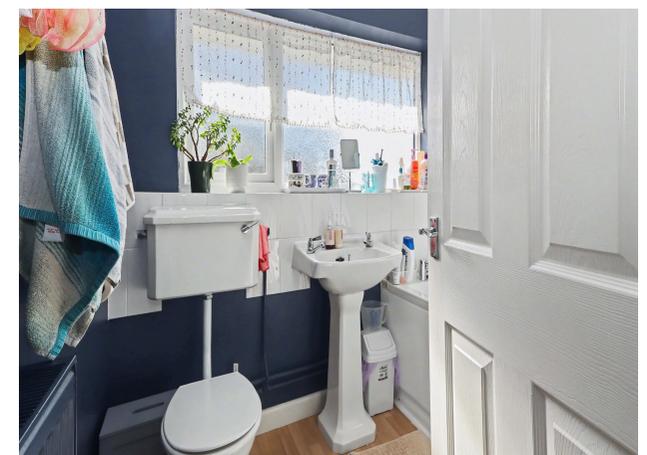
The front entrance door opens into the reception hall where stairs rise to the first floor landing. A useful ground floor shower room has been thoughtfully created beneath the staircase. A door then opens into the L shaped sitting room which features a fireplace with gas fire and large window to the front, allowing good natural light into the room. Fully glazed doors lead through to the dining room where sliding patio doors open directly onto the rear garden.

From the dining room, a further sliding door opens into the extended kitchen. This is fitted with a modern range of wall, base and drawer units and incorporates a breakfast bar. There is space and plumbing for a cooker, washing machine, dishwasher and upright fridge freezer, along with a useful shelved pantry cupboard. A door provides access to the side passageway and garden. On the first floor landing a side window brings in additional light, with panel doors leading to three bedrooms and the family bathroom. Bedrooms one and three face the front of the property while bedroom two overlooks the rear garden and includes the airing cupboard housing the gas fired combination boiler. The family bathroom is fitted with a modern white suite comprising a panel bath with electric shower over, wash hand basin and WC.

Location

The property is situated on the popular Thorndun Development approximately three quarters of a mile from the town centre with its good range of shops, supermarkets, restaurants, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant whilst Bristol, Bath and Taunton are all within commuting distance.



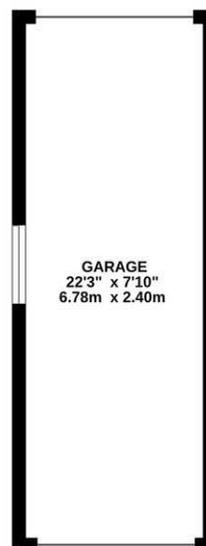
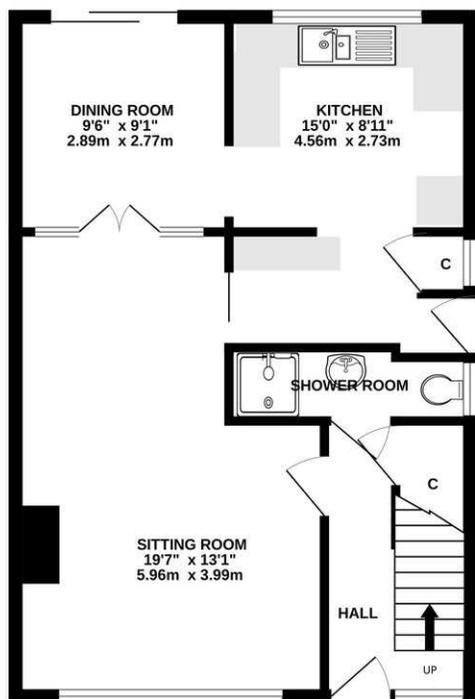


Outside, the property is approached over a driveway providing off road parking and leading to the single garage/workshop. The garage has an up and over door to the front and a second up and over door opening into the rear garden. The front garden is laid to lawn and enclosed behind a low stone wall. To the rear, the southerly facing garden can be accessed from both the dining room and side passageway. An elevated patio extends from the house with steps leading down to the lawn, while a timber garden shed sits to one corner. The garden enjoys a good degree of sunlight throughout the day, particularly during the spring and summer months.

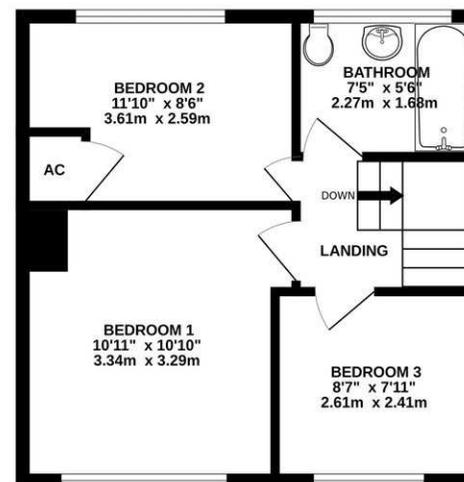
- Extended three bedroom semi detached home located in a highly regarded residential area approximately ten minutes walk from Glastonbury High Street and close to local bus services.
- Generous L shaped sitting room with feature gas fireplace and large front window providing a bright and comfortable living space.
- Separate dining room, forming part of the rear extension, with sliding patio doors opening directly onto the rear garden.
- Modern extended kitchen fitted with wall, base and drawer units, breakfast bar and space for a range of under counter appliances.
- Ground floor shower room cleverly positioned beneath the staircase, adding practical flexibility to the accommodation.
- Southerly facing rear garden with elevated patio, lawn and timber garden shed, enjoying a sunny aspect through much of the day.
- Driveway parking leading to a single garage with dual up and over doors, allowing access from both the front driveway and the rear garden.



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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.

