





£425,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

-  4
-  2
-  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

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. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn left into Manor House Road and the property can be found along on the left hand side.

Description

Built around the late 1890's, this spacious and well presented townhouse is ideally situated within a short level walk of Glastonbury High Street and local schools. The property offers flexible accommodation arranged over three floors, including four bedrooms and well balanced living space. Period features sit comfortably alongside later improvements, most notably the kitchen extension and the addition of the en-suite to the attic bedroom. Outside, there is a good enclosed rear garden leading to a large garage with parking beyond.

The front entrance door opens into a vestibule which leads through to the reception hall, where stairs rise to the first floor and matching panelled doors open to the principal ground floor rooms. To the front is the sitting/dining room, enjoying a south facing bay window and feature fireplace with living flame gas fire. An archway leads through to the sitting room, where a further fireplace with multi fuel stove forms the focal point, with fitted cupboards and shelving to either side of the chimney breast. Glazed doors open into the kitchen, forming part of a rear extension and is fitted with a range of handmade painted units, wooden work surfaces, an inset Butler sink, and a dual fuel range cooker.

The kitchen enjoys a roof light providing additional natural light and opens into the garden room, which overlooks the rear garden with door out onto the terrace. From the kitchen, a door leads into the utility room, offering space for appliances and housing the gas fired boiler, with further access to the garden. A cloakroom completes the ground floor.

On the first floor, there are three bedrooms and the family bathroom, with bedroom two overlooking the rear garden and bedrooms three and four positioned to the front. The family bathroom includes a roll top bath, shower enclosure, as well as a WC and wash hand basin. A further staircase rises to the second floor where there is a spacious attic bedroom one with exposed wooden flooring and an en suite shower room, along with a dormer window to the front enjoying views towards Glastonbury Tor.

Location

The property is conveniently located within a short walk of the High Street with its good range of shops, banks, supermarkets, restaurants, cafes, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers a more comprehensive range of facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst Bristol, Bath, Taunton and Yeovil are all within an hours commuting distance.

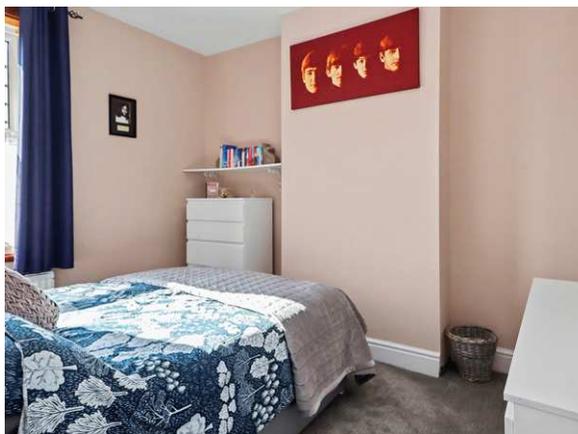




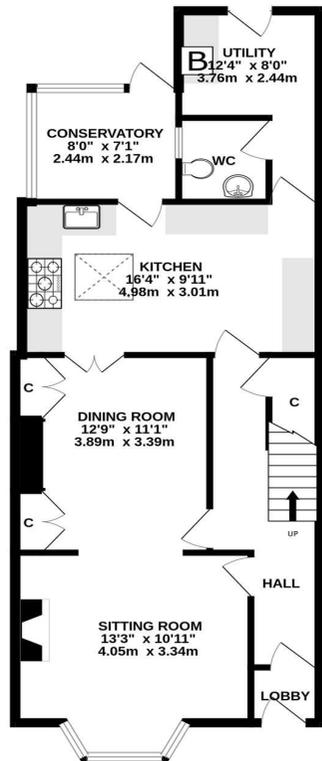
The property is approached from Manor House Road via a small enclosed front garden retained by a low brick wall. To the rear, the garden is arranged with a patio and terrace extending from the house, leading onto a lawn with a pathway continuing to a decked seating area. At the far end of the garden is a timber shed and a pedestrian door opening into the large garage, which has an automatic roller door, power and light supplied. There is also parking immediately in front of the garage from the lane.



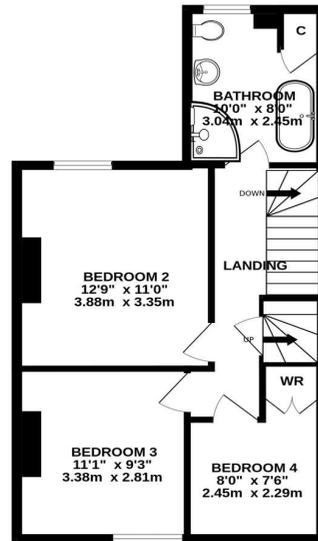
- Period townhouse built around the late 1890's, offering well presented accommodation arranged over three floors and within walking distance of the High Street and local schools
- Four bedrooms including a spacious attic room with en suite shower room and views towards Glastonbury Tor from the dormer window and well appointed family bathroom, including a roll top bath
- Two reception rooms with connecting layout, featuring fireplaces and a multi fuel stove creating a comfortable living space
- Extended kitchen fitted with handmade painted units, wooden work surfaces, Butler sink and dual fuel range cooker
- Garden room overlooking the rear garden with direct access onto the terrace, providing an additional flexible living area
- Utility room and ground floor cloakroom adding practical convenience to the layout
- Enclosed rear garden leading to a large double garage with power, light and parking space to the front



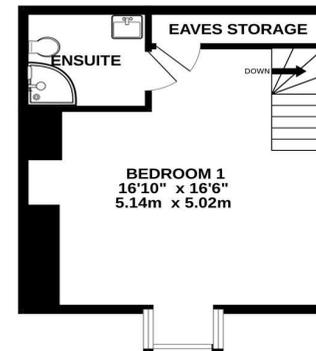
GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



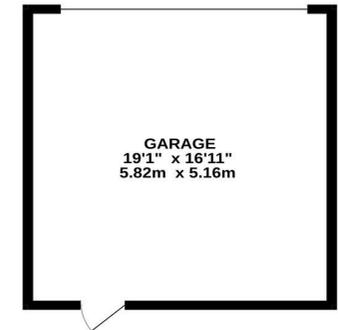
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



GARAGE
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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