





£315,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

D

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

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, passing the cemetery on the right. Turn right into the development and then proceed almost to the end of the road. Turn left into the cul-de-sac where the property will be found at the end in the left-hand corner.

Description

Occupying an elevated position within a popular residential area, this extended three bedroom detached bungalow is approximately 10 to 15 minutes walk from the High Street and conveniently placed for local bus services. The property has been significantly improved in recent years, most notably with the addition of a spacious sitting room extension. Well presented throughout and offering generous driveway parking, this is a comfortable and practical home with an enclosed rear garden enjoying a sunny aspect.

The front door opens into a central entrance hall, from which matching doors lead to the three bedrooms, family bathroom and kitchen. A useful cupboard houses the gas fired combination boiler. The kitchen is attractively fitted with a modern range of wall, base and drawer units, incorporating integrated appliances including an electric oven, gas hob, fridge and freezer, with space and plumbing for a washing machine and dishwasher. To one end there is ample space for a dining table, with a window to the side and a wide opening through to the impressive sitting room extension.

This extended living space forms the focal point of the home, enjoying windows to the front and side, double doors with full height glazed panels opening onto the rear patio and garden, and a roof light allowing additional natural light to flow through the room. A multi fuel stove provides a central feature. Returning to the hallway, bedroom one overlooks the rear garden and includes a useful recessed area. Bedroom two also enjoys a rear aspect and benefits from a recessed study space with access into an en suite shower room. The third bedroom is positioned to the side. The family bathroom is fitted with a contemporary white suite comprising a shaped panel bath with mains fed shower over, vanity unit with inset wash hand basin and WC.

Location

The property is situated at the end of a cul-de-sac on the popular Avalon development approximately three quarters of a mile from the High Street with its good range of shops, banks, supermarkets, health centres, restaurants, cafes and public houses. 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 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball (Junction 23) is some 14.5 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





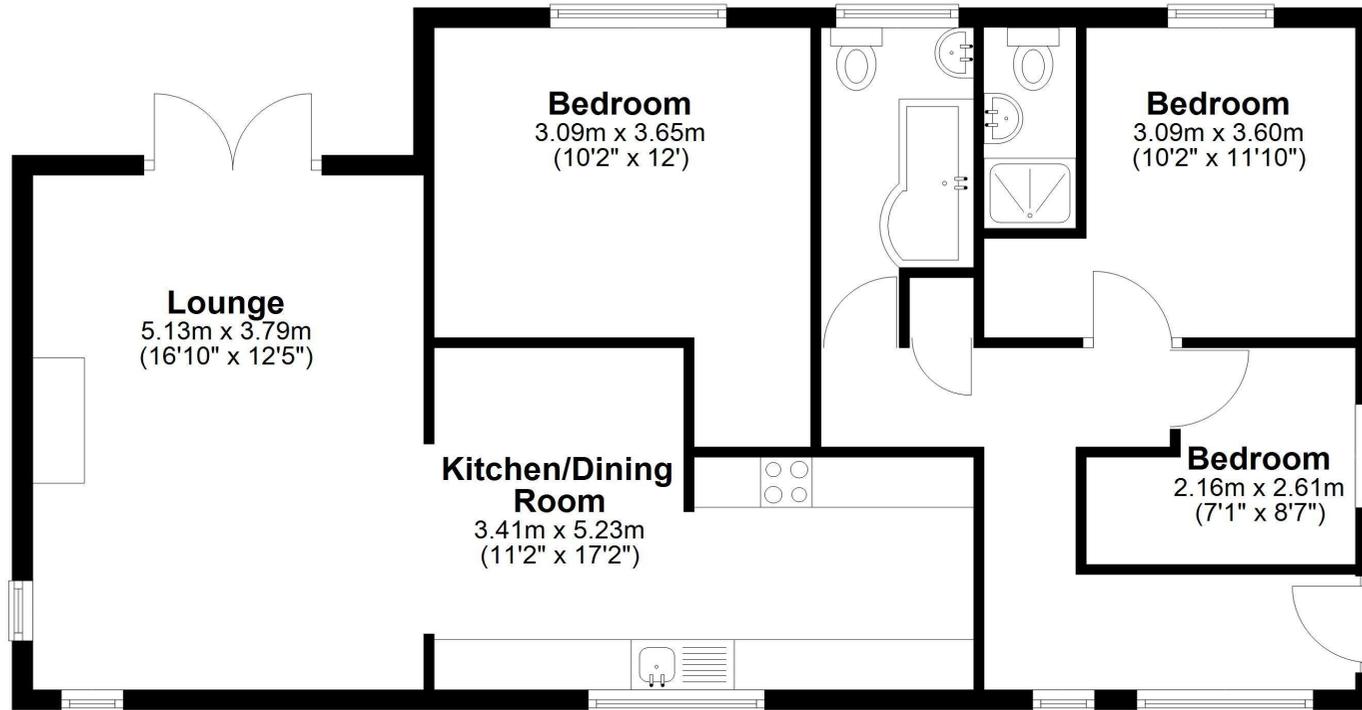
Outside, the property is situated towards the end of a cul de sac and offers driveway parking to the side for three to four vehicles. A secure wooden gate leads into an enclosed rear garden, with a paved patio extending across the rear elevation before opening onto a lawn. Steps lead down to a decked seating area with a timber garden shed, the garden enjoying a favourable southerly and westerly aspect through the spring and summer months.

- Extended three bedroom detached bungalow in an elevated position within a popular residential area, approximately 10 to 15 minutes walk from the High Street and convenient for local bus services.
- Impressive sitting room extension with windows to front and side, roof light, multi fuel stove and double doors opening onto the rear patio and garden.
- Modern fitted kitchen with integrated electric oven, gas hob, fridge and freezer, plus space and plumbing for washing machine and dishwasher.
- Dining area within the kitchen, providing a practical and sociable space that flows directly into the extended sitting room.
- Principal bedroom overlooking the rear garden, with two further bedrooms, one benefiting from an en suite shower room.
- Contemporary family bathroom fitted with a shaped panel bath, mains fed shower over, vanity unit with inset basin and WC.
- Driveway parking for three to four vehicles and an enclosed rear garden with patio, lawn and decked seating area enjoying a sunny aspect.



Ground Floor

Approx. 79.1 sq. metres (851.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.8 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp. Rooms are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agent and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

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