





£390,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



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Energy Rating B

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://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 and continue for approximately half a mile passing St Dunstan's Community School on the left. Take the turning on the left into Underwood Road, then immediately right into Austin Road. Take the first turning on the left and then first right into Holman Close where the property will be found on right hand side.

## Description

A superbly presented and deceptively large, semi detached bungalow situated within the popular Thorndun development. The property offers three good sized bedrooms, three large receptions rooms, beautiful front and rear gardens and plenty of off street parking with driveway and single garage.

Oak engineered flooring greets you when you enter the hall, which continues throughout a majority of the property. A door opens to a walk-in cupboard that contains the Worcester gas fired boiler with useful space for shoes and coats. A further door opens to a fully tiled shower room with a large shower enclosure having an electric shower. There is also a vanity unit with a basin and cupboard, toilet with concealed cistern, chrome towel radiator and window to the front. As you continue through to the centrally located dining room, there are patio doors opening to the garden flooding the room with plenty of natural light while two further doors lead off to two of the three bedrooms. The larger of the two having a dual aspect is currently utilised as an art studio, but comfortably accommodates a double bed, while bedroom three, a generous single, is utilised as a home office.

The light and airy sitting room is situated to the front with an attractive stone fireplace and inset wood burner and overlooks the front garden. The kitchen has been appointed with an attractive range of cream wall, drawer and base units having complementary work surfaces over incorporating a 'Rangemaster' cooker with extractor over, integrated microwave, fridge/freezer, dishwasher and space and plumbing for a washing machine. A window overlooks the patio with a door to the conservatory, having a door to the garden and access to the master bedroom which has been fitted with a range of fitted wardrobes and further fitted storage above the bed. Adjacent to this room is an en-suite bathroom with fully tiled walls comprising of a white suite with a panelled bath complete with shower attachment, WC with concealed cistern, bidet and vanity unit with inset basin. There is a towel radiator and raised rectangular window. Completing the accommodation is a bright and spacious conservatory with doors opening to the rear garden.

## 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.



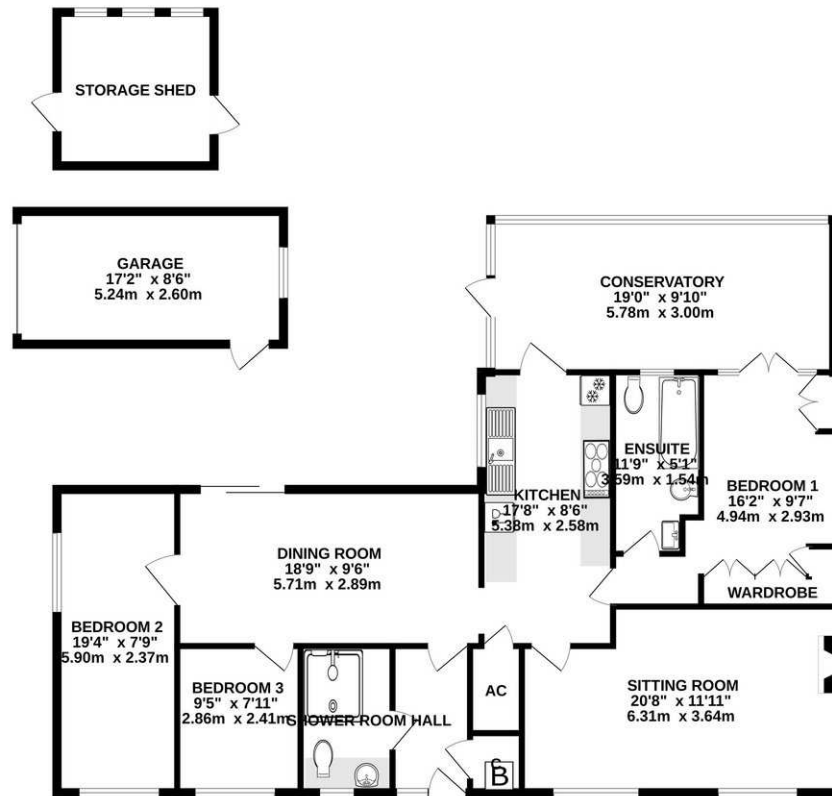


To the front of the property there is a beautiful front garden mostly laid to lawn with a variety of mature trees and shrubs, bordered with well established hedging and a gated path leading to the front door. Side access leads to the private and enclosed rear garden. Mostly laid to gravel, this wonderful space has a patio area adjoining the property, perfect for alfresco dining. There are a plethora of mature plants, shrubs and trees aswell a raised pond helping to create a tranquil space to relax. Gates lead to a wooden shed tucked away to the rear of the garage, where a further door leads out onto the driveway which comfortably accommodates multiple vehicles and leads to the detached single garage with up and over door.

- Well presented property offering flexible accommodation
- Energy efficient home with solar panels
- Three bedrooms and three reception rooms
- Modern kitchen with integrated appliances
- Large sitting room with wood burning stove
- Lovely enclosed rear garden with patio
- Ample off street parking with a driveway comfortably accommodation multiple vehicles, and a detached single garage
- For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)



## GROUND FLOOR



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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