





£335,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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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

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout take the first exit left. Proceed along Magdalene Street and take the turning on the left into Benedict Street. After approximately 300 yards turn left into Fairfield Gardens and the property will be found along on the right.

Description

Conveniently situated within a short walk of Glastonbury High Street, local schools, Morrisons supermarket and a wide range of amenities, this attractive and extended Victorian terrace home, offers spacious accommodation. Blending period character with practical modern living, the property benefits from three/four bedrooms, three reception areas, a ground floor shower room, garage and a delightful enclosed rear garden.

An entrance vestibule opens into a welcoming reception hall where exposed wooden flooring continues through to the dining room. The two principal reception rooms retain much of their period character, both featuring attractive fireplaces, whilst the sitting room enjoys a bay window to the front aspect. The dining room forms the heart of the home and opens through to a light filled garden room with roof lights and glazed doors leading onto the rear terrace. The kitchen is fitted with a modern range of wall, base and drawer units, offering space for a range cooker and additional appliances, together with a useful pantry cupboard beneath the stairs.

Beyond the kitchen, the rear extension provides a versatile ground floor bedroom which could equally serve as a study, treatment room or additional reception room if required. Adjacent is a modern shower room fitted with a mains fed shower, wash hand basin and WC. On the first floor are three further bedrooms and a well appointed family bathroom. The principal bedroom enjoys views over the rear garden and benefits from an extensive range of fitted wardrobes, whilst the bathroom offers both a deep bath and separate shower enclosure. A partially converted loft space, accessed via a drop down ladder, provides useful additional space and offers potential for further enhancement, subject to any necessary consents.

Location

The property is situated in Fairfield Gardens and is within a level walk of the town centre which offers a good range of supermarkets, shops, cafes, restaurants, health centres and public houses. Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. More comprehensive facilities can be found in Street, 2 miles distant, where Clarks Village offers a wide range of shopping outlets, there are both indoor and open air swimming pools, Strode Theatre and Strode College. Access to the M5 motorway can be gained at Junction 23 some 14 miles.





The rear garden has been designed for ease of maintenance whilst retaining a great deal of character and privacy. A secluded patio extends from the garden room before opening onto a paved garden interspersed with mature borders, established planting and an attractive ornamental pond. Mature trees provide welcome shade and screening, creating a peaceful outdoor environment. At the foot of the garden, a pedestrian door opens into the garage which benefits from power and lighting and is accessed from the rear service lane running behind Fairfield Gardens.

- Attractive Victorian townhouse arranged over three floors, conveniently positioned within walking distance of the High Street, local schools, Morrisons supermarket and town centre amenities.
- Characterful sitting room with bay window and fireplace, complemented by a separate dining room retaining period features and original charm.
- Bright garden room extension overlooking the rear garden, providing additional reception space ideal for family living and entertaining.
- Modern fitted kitchen with space for a range cooker and further appliances, complemented by a useful pantry cupboard
- Flexible ground floor bedroom served by an adjacent shower room, ideal for guests, home working, treatment room use or multi generational living.
- Three first floor bedrooms and an impressive family bathroom featuring a freestanding bath, separate shower enclosure and attractive decorative finishes.
- Enclosed rear garden with mature planting, ornamental pond, garage with power and lighting, and access from the rear service lane.

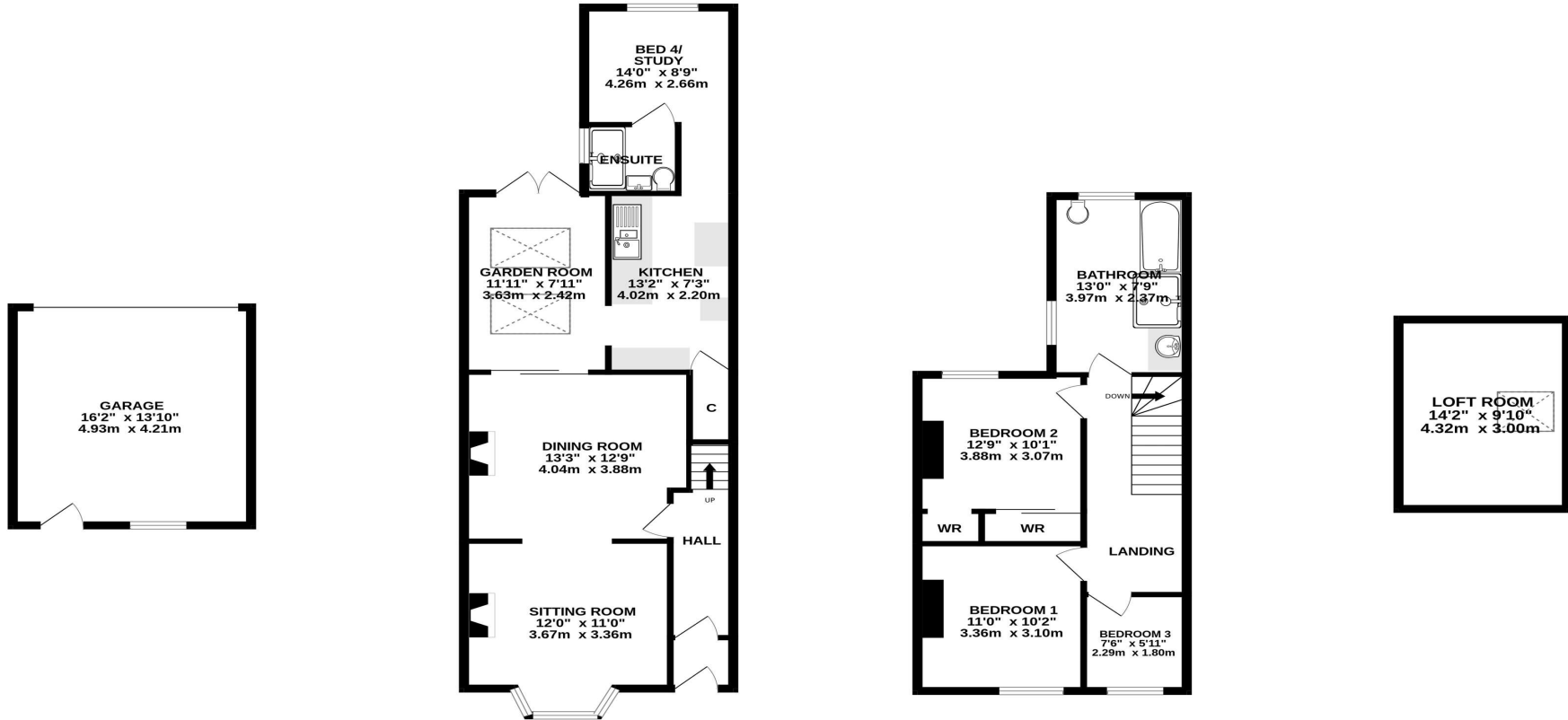


GARAGE
227 sq.ft. (21.1 sq.m.) approx.

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

LOFT SPACE
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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