

£195,000

At a glance...

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EPC	C
COUNCIL TAX	B

holland & odam

3 Compton Close
Glastonbury
Somerset
BA6 9GH

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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 1.5 miles and then turn left into Dunstan Park. Continue through the development until there is a left turning for Compton Close. The property is then accessed on foot via a pathway. Parking can be found the rear, entering between 39 and 45 Sharpham Road. The driveway and garage can be found farthest away on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Estate/Service Charges: £231.30 PA







Location

The property is situated on Dunstan Park close to countryside on the outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, banks, restaurants, cafes, health centres, public houses and schooling. The Cathedral City of Wells is 6 miles whilst Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets and restaurants in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant. Bristol, Bath and Yeovil are all within commuting distance.

Insight

A fantastic opportunity for first time buyers and investors alike. A well presented coachhouse situated on the edge of the Dunstan Park development, on the fringes of the town. The property offers light snd airy accommodation including an open plan kitchen/dining/living room, two double bedrooms and a south facing garden to the front. The property also benefits from a single garage with power and designated off street parking. Available to purchase with no onward chain.

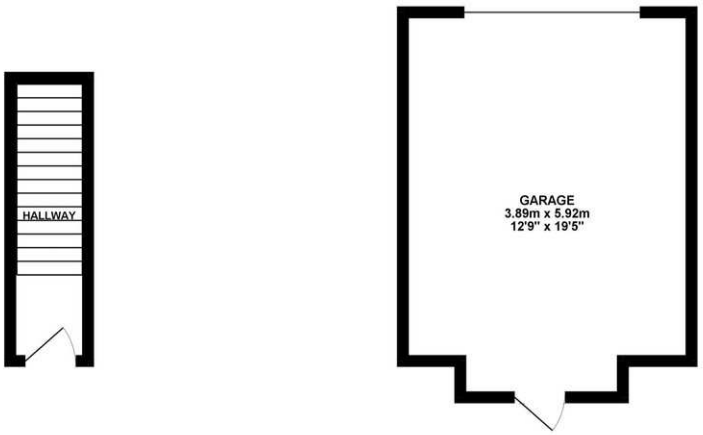
- Well presented coachhouse tucked away on the edge of the popular Dunstan Park development.
- Entrance hall with stairs leading to a large, bright landing and doors into the accommodation and a useful storage cupboard.
- Dual aspect, open plan kitchen/living/dining room fitted with a range of modern wall and base units, and integrated appliances including electric oven, gas hob and extractor fan
- The sitting area benefits from double doors opening to a Juliette balcony, flooding the room with plenty of natural light.
- Two well proportioned bedrooms, both of which are doubles, serviced by the family bathroom with basin, toilet and bath with shower over.
- Good size garage with up and over door, power, and a pedestrian door leading to the low maintenance garden laid to lawn, bordered by mature hedging
- Available to purchase with no onward chain.



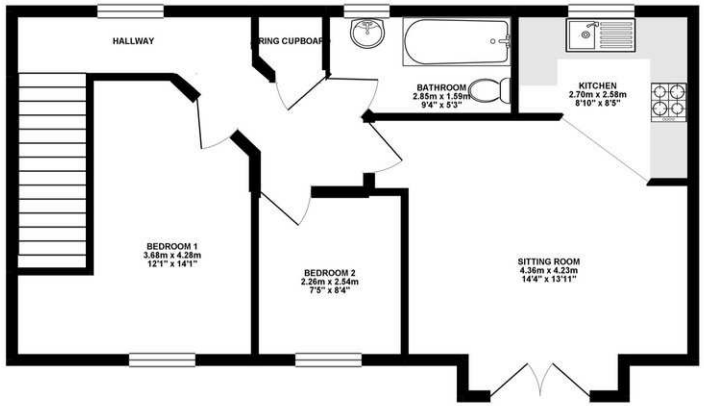




GROUND FLOOR 29.35 sq. m.
(315.91 sq. ft.)



FIRST FLOOR 52.01 sq. m.
(559.84 sq. ft.)



TOTAL FLOOR AREA : 81.36 sq. m. (875.74 sq. ft.) 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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