





£545,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy Rating C

Council Tax Band D



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 right and then take the second turning on the left into Dod Lane. Continue up the hill turning first right in to Chalice Hill Close. Number 8 can be found in the far right hand corner.

## Description

\* Available with No Onward Chain \* - Occupying a generous plot within one of Glastonbury's most sought after cul-de-sacs, where bungalows rarely come to market, this detached home is available with no onward chain. Conveniently situated just off Dod Lane and within a short walk of the High Street, the property offers three bedrooms and spacious single level accommodation. There is ample parking, a double garage and established gardens to both front and rear. A rare opportunity in a highly regarded location.

The entrance hall provides access to the principal accommodation, with matching doors leading to the main rooms. The spacious sitting room enjoys a front facing window and patio doors opening onto the rear garden, with a feature open stone fireplace creating a central focal point. The kitchen is fitted with a modern range of wall, base and drawer units incorporating an integrated electric oven and hob, with space for a breakfast table and upright fridge/freezer. A door from the kitchen opens into the utility room, which provides further storage, sink unit and space for appliances. A cloakroom adds further convenience.

The three bedrooms are arranged off the hall, together with the family bathroom. Bedroom one is a generous double enjoying views across the rear garden. Bedroom two is also a well proportioned double with a front facing aspect and built-in wardrobe. Bedroom three offers flexibility as a good single bedroom or study. The generously proportioned bathroom is fitted with a white suite comprising panelled bath, separate fully tiled shower enclosure, WC and wash hand basin.

## Location

The property is situated within a quiet cul-de-sac in the historic town of Glastonbury, famous for its Tor and Abbey Ruins while the High Street is within a short walk and offers a good range of shops, supermarkets, restaurants, health centres, schooling and public houses. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, 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, whilst Bristol, Bath and Yeovil





Outside, the bungalow occupies a corner position within this desirable cul-de-sac and is approached via a private driveway providing parking for several vehicles, leading to the double garage with wide up and over door and power supply. Lawned gardens flank the driveway and continue to the side of the bungalow, where gated access opens into the enclosed rear garden. A patio extends across the rear elevation and opens onto a lawn garden enjoying a sunny aspect. Mature hedging, shrubs and planting provide privacy and seasonal colour throughout the year.

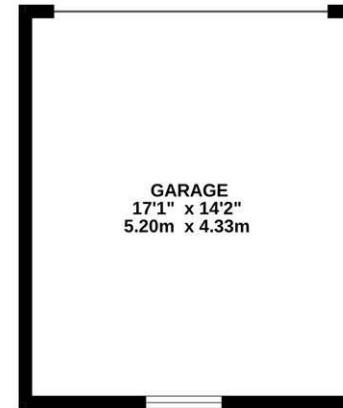
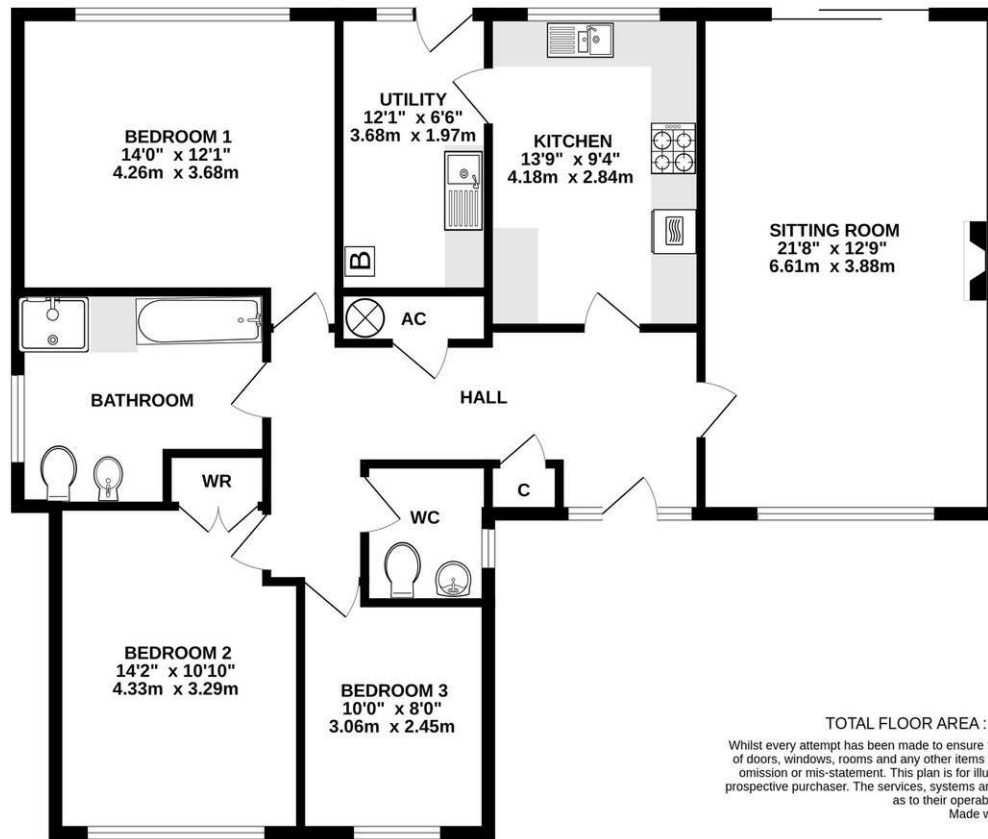


- Detached bungalow occupying a generous plot within one of Glastonbury's most sought after cul-de-sacs, available with No Onward Chain.
- Rarely available location, just off Dod Lane and within a short walk of the High Street
- Spacious sitting room with feature open stone fireplace and patio doors to the rear garden
- Modern fitted kitchen with integrated oven and hob, breakfast space and adjoining utility room
- Three bedrooms, including two good doubles and a versatile third bedroom or study
- Bathroom with panelled bath and separate fully tiled shower enclosure, plus additional cloakroom
- Private driveway providing ample parking, double garage and enclosed rear garden enjoying a sunny aspect



GROUND FLOOR  
1179 sq.ft. (109.6 sq.m.) approx.

GARAGE  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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