





£425,000

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 E



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 our High Street office, proceed down to the market place and bear left towards Magdalene Street. Carry on over the mini roundabout onto Fishers Hill and then at the top, proceed straight on, over into Butleigh Road, whereby Meadowbank can be found along on the left hand side.

Description

A spacious four bedroom detached family home, now in need of some updating, offering well balanced accommodation across two floors. The property includes two reception rooms, a kitchen/breakfast room, utility and cloakroom, along with two bathrooms on the first floor. Enjoying pleasant outlooks to both the front and rear, the house also benefits from a double garage and generous parking. Set within established gardens with a good degree of privacy, this is a home is available with No Onward Chain.

The accommodation is well arranged, with the entrance hall providing access to the principal ground floor rooms and stairs rising to the first floor. The sitting room enjoys a front facing aspect and features a stone fireplace with gas fire, plus patio doors opening onto the rear terrace and garden. Double doors to the dining room, which also benefits from patio doors to the garden. The kitchen/breakfast room is fitted with a range of units and integrated appliances, with dual aspect windows, and leads through to the utility room which provides additional storage, appliance space for a washing machine and access to the side of the house. A cloakroom completes the ground floor, situated just off of the entrance hall.

On the first floor there are four well proportioned bedrooms, all benefiting from built-in storage. Bedrooms one and two enjoy front facing aspects with views over rooftops towards Butleigh Moor in the distance, with the principal bedroom also having an en suite bathroom. Bedrooms three and four overlook the rear garden. The family bathroom has a modern suite including a large walk-in shower enclosure.

Location

The property is situated just a short walk from the High Street with its good range of shops, restaurants, cafes, supermarkets, health centres etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells whilst Street, with its more comprehensive range of facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village, is 2 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





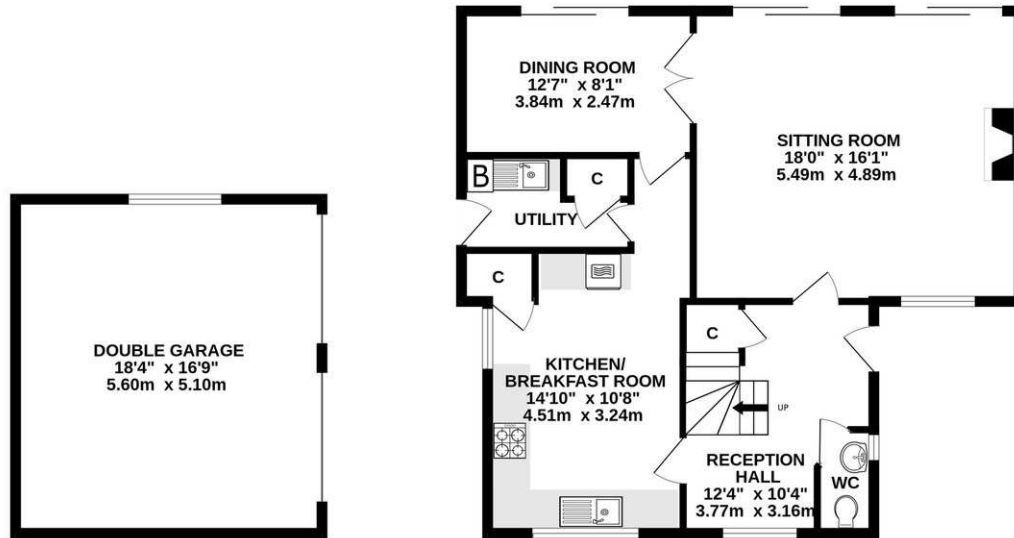
Outside, the property is approached via a generous driveway providing ample parking and turning space, leading to the double garage with power and light. To the front, a sheltered courtyard area offers additional outside space. The rear garden enjoys a good degree of privacy, with a paved terrace extending across the rear of the house, steps rising to a lawn garden bordered by mature planting. The garden enjoys a sunny aspect through much of the day, particularly in the spring and summer months.



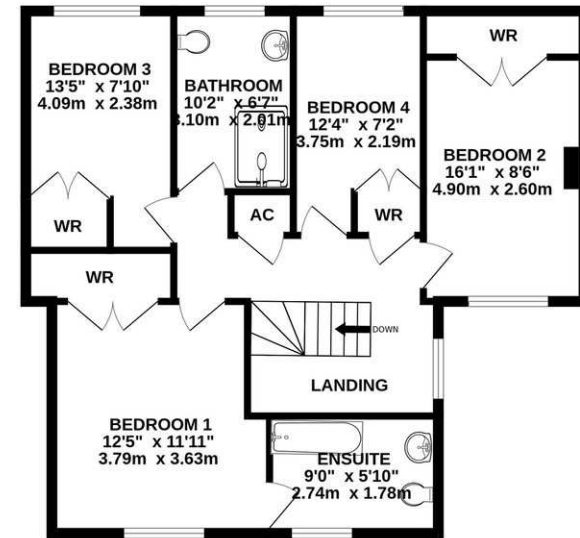
- Detached four bedroom family home offering well proportioned accommodation, now in need of some updating and available with No Onward Chain
- Sitting room with feature stone fireplace and patio doors opening onto the rear terrace
- Separate dining room with further patio doors, ideal for entertaining or adaptable as a second reception room
- Kitchen/breakfast room fitted with a range of units and integrated appliances, with dual aspect windows providing good natural light
- Four well sized bedrooms, all benefiting from built-in wardrobes, with the principal bedroom enjoying an en suite bathroom
- Family bathroom with modern suite including a large walk-in shower enclosure
- Generous driveway providing ample parking and turning space, leading to a double garage with power and light, along with enclosed rear garden enjoying a good degree of privacy



GROUND FLOOR
1059 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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