





£295,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

D

Council Tax Band C



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 and at the top of the hill turn left into Wells Road. Continue passing the former Avalon Garage on your right hand side where the property can then be found a short distance further along on the left hand side.

Description

Situated on the northern outskirts of Glastonbury, this spacious and well presented semi detached house offers generous and versatile accommodation, together with a large rear garden. The property includes two reception rooms, a garden room, large utility room, three bedrooms and useful adjoining storage and workshop buildings. Ample driveway parking and an integral single garage further enhance the home, which is available with no onward chain.

The front entrance porch opens into the hallway, where stairs rise to the first floor and a useful cupboard provides understairs storage. Matching panelled doors lead to the kitchen and two reception rooms. The sitting room features a bay window to the front, while the dining room has sliding doors opening into the garden room. This enjoys a pleasant outlook over the garden, with further sliding doors opening onto the rear terrace. The kitchen is fitted with a modern range of wall, base and drawer units, with space for a gas or electric cooker, a rear facing window and a part glazed door into the large utility room. From here there is access to a cloakroom, the garage, rear garden and a useful block built storeroom. The storeroom leads into a timber workshop, which requires repair but provides a useful footprint with potential for a variety of future uses.

On the first floor, a side facing window brings natural light onto the landing, with matching panelled doors opening to three bedrooms and the bathroom. Bedroom one has a bay window to the front and a range of fitted wardrobes, shelving and cupboard units across one wall. Bedroom two is also a generous double room and enjoys a rear facing outlook over the garden, while bedroom three faces the front. The well proportioned bathroom is tiled to all four walls and fitted with a large shower enclosure with mains fed shower, wash hand basin and WC.

Location

The property is situated on the outskirts of the town with its good range of shops, restaurants, health centres, supermarkets and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south for the Cathedral City of Wells. Street is approximately 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, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





The property is set well back from Wells Road, with a driveway providing parking for a couple of vehicles and leading to the single garage, which has an electric roller door, power and light. The front garden is neatly presented, with an expanse of lawn enclosed by mature shrub beds. At the rear, a patio extends from the garden room and provides access to the adjoining timber outbuilding. Steps descend to a generous area of lawn, with a pathway continuing to the foot of the garden, where there is a timber summer house and shed.

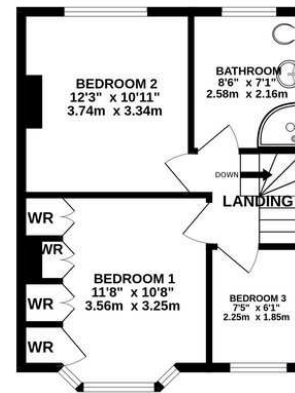
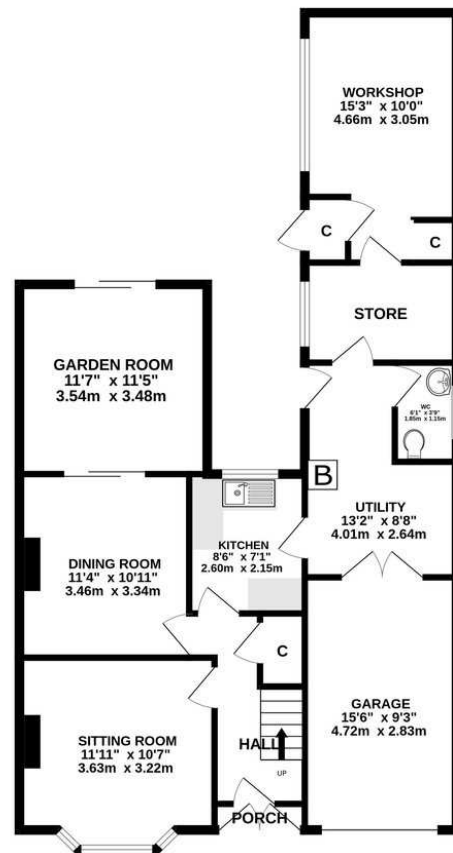


- Spacious and well presented semi detached house situated on the northern outskirts of Glastonbury, offered for sale with no onward chain.
- Sitting room with bay window to the front, separate dining room and a garden room enjoying a pleasant outlook across the rear garden.
- Modern kitchen fitted with wall, base and drawer units, together with space for a gas or electric cooker and access into the large adjoining utility room.
- Utility room providing access to a ground floor cloakroom, garage, rear garden and block built storeroom, which leads into a timber workshop requiring repair.
- Three bedrooms, including two generous double rooms, with fitted wardrobes and storage in bedroom one and a garden outlook from bedroom two.
- Well proportioned bathroom, tiled to all four walls and fitted with a large shower enclosure with mains fed shower, wash hand basin and WC.
- Driveway parking for a couple of vehicles, integral single garage, neatly presented front garden and a generous rear garden with patio, lawn, summer house and shed.



GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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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