





£380,000

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 (A39) at the Wirral Park 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 turn left into Magdalene Street. Continue and after approximately 200 metres turn left into Benedict Street. Continue past the right hand turning for Garvins Road, where the property can be found on the right hand side.

Description

A beautifully presented end of terrace townhouse, thoughtfully updated in recent years and ideally positioned within a short, level walk of the High Street and local amenities. The property offers well-balanced accommodation arranged over three floors, complemented by a landscaped rear garden, garden room and the rare advantage of off-road parking.

The accommodation is entered via a welcoming hallway with attractive herringbone wood flooring, leading through to a bright and spacious open plan sitting/dining room. This dual aspect space features a bay window to the front, feature fireplace and patio doors opening onto the rear garden. The kitchen is fitted with a modern range of units and integrated appliances, with an opening through to a useful utility room and a contemporary ground floor shower room.

To the first floor are two well-proportioned double bedrooms, a family bathroom and separate WC. The second floor is dedicated to an impressive principal bedroom, benefitting from a dormer window with far-reaching views towards Glastonbury Tor and Wearyall Hill, along with a stylish en-suite shower room.

Location

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

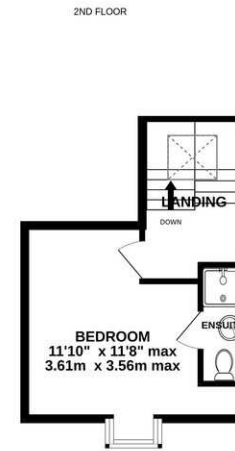
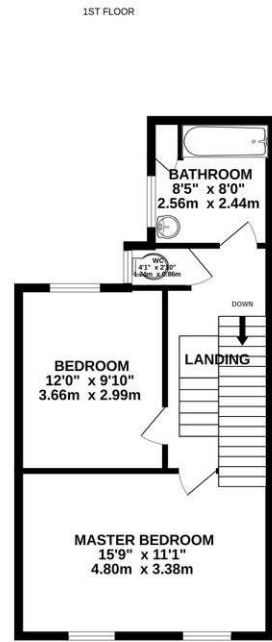
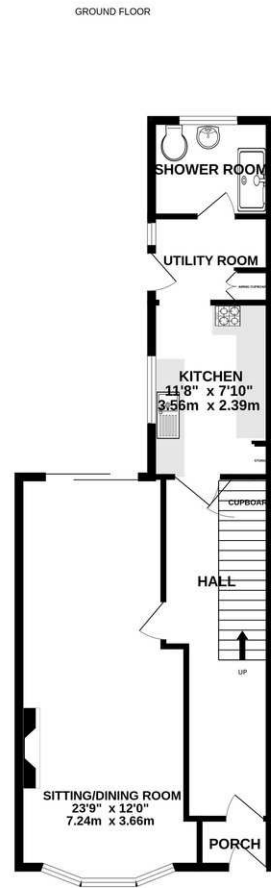




Externally, the rear garden has been carefully landscaped to create an attractive and low-maintenance space, with paved seating areas and mature planting. A garden room with power and lighting provides excellent versatility, with an off-road parking space located beyond.

- Well presented family home situated within walking distance of town centre.
- Deceptively spacious accommodation spread across three floors.
- Light and airy lounge diner with double doors opening to the rear garden
- Three double bedrooms, some with outlooks towards either Wearyll Hill or Glastonbury Tor
- Generous garden abundant with mature plants, trees, shrubs aswell as a cabin with power and lighting.
- Ample off street parking with driveway to the rear
- For information regarding broadband and mobile coverage, go to checker.offcom.org.uk





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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