





£495,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



4



2



3

Energy
Rating

E

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 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 after approximately 250 metres turn right into Leg of Mutton Road. Continue around the left-hand bend and then turn left into Hamlyn Road where the property will be found, towards the far end on the right hand side, identified by our For Sale sign.

Description

Occupying an elevated position at the end of a cul de sac, this individual split level home enjoys far reaching westerly views across Glastonbury and the surrounding countryside. The versatile accommodation includes four bedrooms, three reception rooms, a kitchen breakfast room and utility, with balconies extending from both the sitting and dining rooms. Outside, the property benefits from established gardens, secure driveway parking and a detached double garage.

The entrance level provides generous and versatile living accommodation, with the sitting room enjoying a triple aspect and sliding doors opening onto a balcony, from where the elevated outlook can be fully appreciated. A separate dining room also opens onto a second balcony, while the family room is situated to the rear, overlooking the garden. The kitchen breakfast room is fitted with a good range of storage cupboards, with a separate utility room providing plumbing for appliances, further storage and access to the side of the property.

Stairs descend to the lower ground floor, where four well proportioned bedrooms, the family bathroom and an en suite shower room are arranged off the hallway. Each bedroom enjoys a westerly outlook across the gardens towards the countryside beyond, while a large understairs cupboard provides useful additional storage.

Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, restaurants, health centres, supermarkets, public houses etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





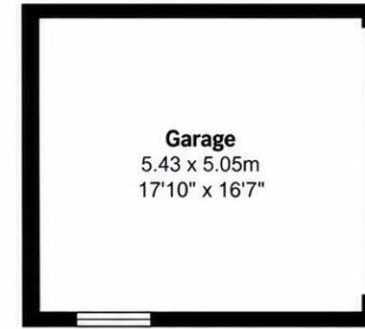
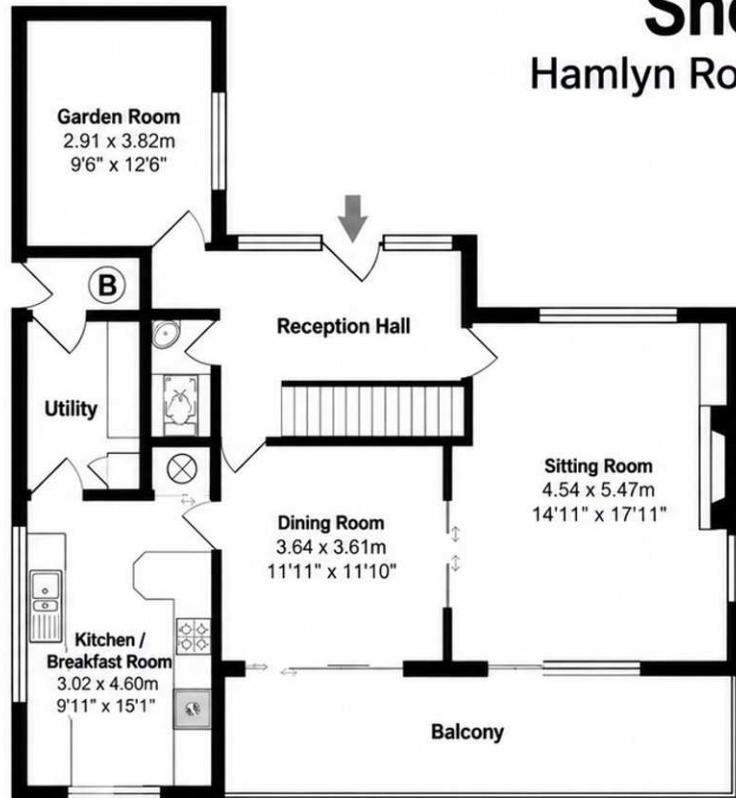
The property is approached through a secure driveway providing parking and access to a detached double garage. The front garden has been arranged over several levels, with steps rising to a sun terrace and the entrances to the property. To the rear is a mature garden, laid mainly to lawn and complemented by established trees, hedging, planted borders and decorative shrubs.



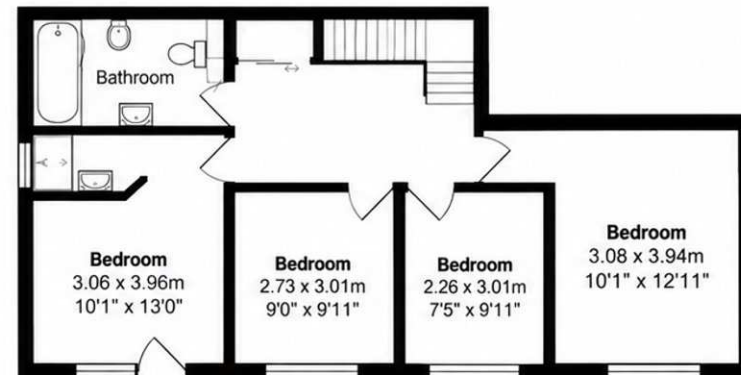
- Individual split level home occupying an elevated position at the end of a cul de sac, with far reaching westerly views across Glastonbury and the surrounding countryside.
- Triple aspect sitting room with sliding doors opening onto a balcony, together with a separate dining room also benefiting from access to a second balcony.
- Versatile family room overlooking the rear garden, providing an additional reception space alongside the sitting and dining rooms.
- Kitchen breakfast room fitted with a good range of storage cupboards, complemented by a separate utility room with plumbing for appliances, further storage and access to the side.
- Four well proportioned bedrooms, each enjoying a westerly outlook across the gardens and surrounding countryside, served by a family bathroom and en suite shower room.
- Secure driveway providing parking and access to a detached double garage, with a tiered front garden and steps rising to a sun terrace
- Mature rear garden laid mainly to lawn and complemented by established trees, hedging, decorative planting and borders, providing an attractive setting for the property.



Sheffern, Hamlyn Road, Glastonbury



(Not shown in actual location/orientation)



Approximate gross internal floor area – 150 m² / 1,612 ft² (excluding Garage)

This floorplan is for illustrative purposes only and is not to scale. Measurements are approximate and may be subject to change. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement. Prospective purchasers should rely on their own enquiries and inspections. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

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. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

