



£202,500

*At a glance...*



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**holland  
& odam**

51 Compton Close  
Glastonbury  
Somerset  
BA6 9GH

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## 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 continue for approximately 1 mile and then turn left into Dunstan Park. Continue along Sharpham Road for some 500 yards, bearing right then left, where you should find Compton Close on your left hand side. Continue through Compton Close, bearing round to the right, and continue to the end of the road where the property can be found on the right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold

Estate/Management Charges £200. The incoming owner will assume responsibility for arranging and maintaining the buildings insurance policy, which will include cover for the garages located beneath the coach house. A nominal peppercorn contribution may be requested from each garage occupier.



## Location

The property is situated on Dunstan Park close to countryside on the outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, banks, restaurants, cafes, health centres, public houses and schooling. The Cathedral City of Wells is 6 miles whilst Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets and restaurants in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant. Bristol, Bath and Yeovil are all within commuting distance.

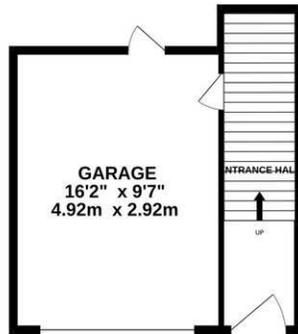
## Insight

A fantastic opportunity for first time buyers and investors alike. A well presented coach house situated towards the edge of the Dunstan Park development, on the fringes of the town. The property offers light and airy accommodation including an open plan kitchen/dining/living room, two double bedrooms and an enclosed, low maintenance garden. Available to purchase with no onward chain.

- Well presented coach house situated on the popular Dunstan Park development.
- Entrance hall with stairs leading to a large, bright landing and doors into the accommodation and a good size storage cupboard.
- Open plan kitchen/living/dining room fitted with a range of modern wall and base units and further useful storage/pantry cupboard.
- Two well proportioned bedrooms, both of which are doubles, serviced by the family bathroom with basin, toilet and bath with shower over.
- Good size garage with storage cupboard and pedestrian door leading to a rear pathway which in turn leads to an enclosed, low maintenance garden laid to patio.
- Available to purchase with no onward chain.



GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
1971 sq.ft. (183.1 sq.m.) approx.



TOTAL FLOOR AREA : 721sq.ft. (67.0 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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