



£315,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

78 Boundary Way  
Glastonbury  
Somerset  
BA6 9PH

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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





## Directions

On approaching Glastonbury from Street, at the relief road roundabout (B & Q on the left), take the second exit onto the by-pass. Take the first turning on the right into Ranger Road and at the junction bear left into Boundary Way and proceed for approximately three hundred and fifty yards where the property will be identified on the right hand side.

## Services

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

All available property information can be provided upon request from Holland & Odam. For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

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

## Tenure

Freehold





## Location

The property is situated on the popular Millstream Development towards the south western outskirts of the town, yet being within walking distance of Morrisons and Tesco supermarkets and the centre of this historic town. Glastonbury is famous for its Tor and Abbey Ruins and has a good range of shops, bank, cafes, Inns, schools and two health centres. The thriving centre of Street is some two miles and offers a more comprehensive range of shopping, sporting and recreational facilities including Clarks Village, complex of factory shopping outlets, both indoor and outdoor swimming pools and Strode Theatre. The Cathedral City of Wells is some 6 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. Bristol, Bath, Taunton and Yeovil are each within an hour's drive.

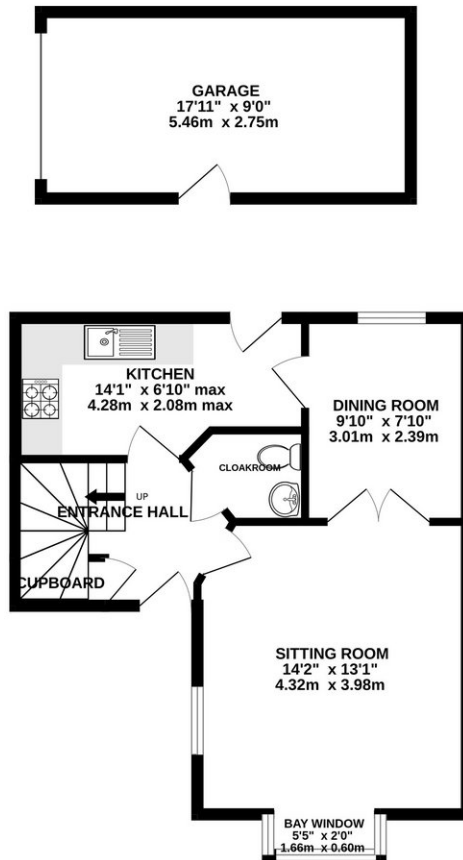
## Insight

This well presented detached home includes two reception rooms, three bedrooms, two bathrooms, a detached garage with driveway, and southerly views of Wearyall Hill. The ground floor includes a welcoming entrance hallway with under-stair storage and a cloakroom WC. It leads to a modern kitchen, a sitting room with a bay window to the front, and a separate dining room. Upstairs, there are three bedrooms, two of which include built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms. Externally, the rear garden includes a patio and lawn, complemented by well-established flower beds and access to the garage and driveway.

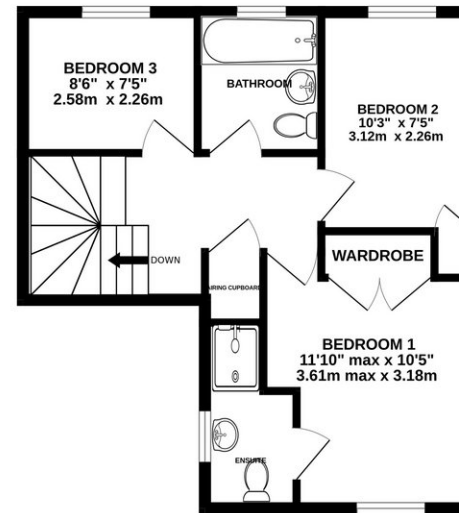
- This family home offers two reception rooms, three bedrooms, and a detached garage with off-road parking. Spacious ground floor accommodation includes a kitchen, dining room, and sitting room.
- Features include an en-suite master bedroom, built-in wardrobes, and a practical cloakroom/WC.
- Enjoy views of Wearyall Hill from this well-located, low-maintenance property.
- The garden includes a patio, lawn, flower beds, and convenient pedestrian access.
- A detached garage and driveway provide secure parking with extra space at the rear.



GROUND FLOOR



1ST FLOOR



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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