



£225,000

*At a glance...*



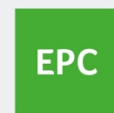
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**holland  
& odam**

14 Dunkerton Close  
Glastonbury  
Avon  
BA6 8LZ

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



### Directions

On entering Glastonbury from Street/Bridgwater, 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 right up Fishers Hill. At the top of the hill, as the road bears sharp left, proceed straight ahead into Butleigh Road. Continue down the hill and take the second turning on the left into Bretenoux Road and continue to the end of the road and bare round to the left. Take the next left turning into Dunkerton Close where the property can be identified by a for sale board.

### Services

Mains electricity, water and drainage are connected.  
Electric storage heaters.

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 Redlands development on the southern outskirts of this historic town. Glastonbury offers a wide range of facilities including shops, supermarkets, restaurants, health centres, schooling, public houses etc. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst the major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hours commuting distance.

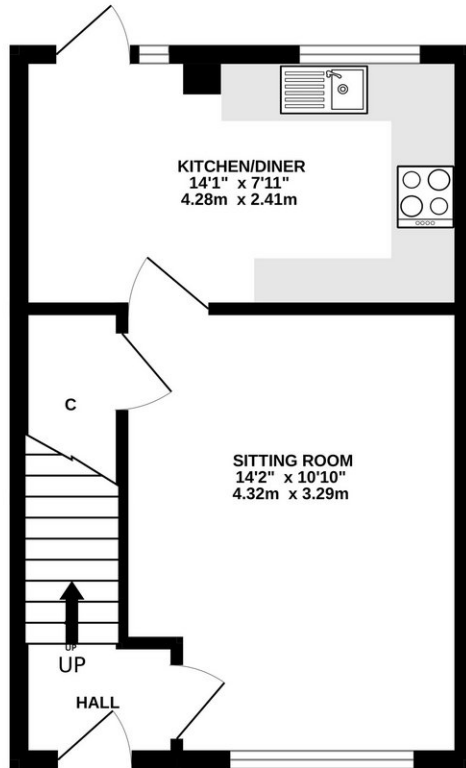
## Insight

Situated within a quiet cul-de-sac on the popular Redlands development, this well proportioned mid terraced property offers two good sized bedrooms, an open plan kitchen diner, an enclosed garden laid to lawn to the rear and a single garage. This wonderful property also enjoys views to Glastonbury Tor and is available to purchase with no onward chain.

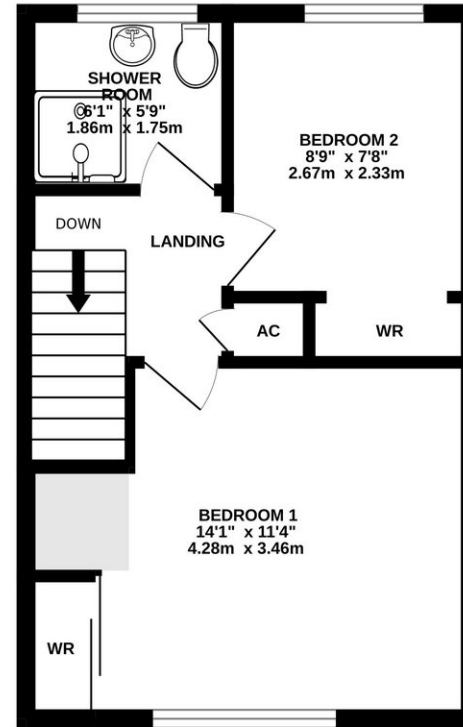
- Entering into the property, stairs rise to the first floor, while a door leads into the bright and airy sitting room to the front of the property with useful under-stairs storage.
- Continuing to the rear there is a lovely kitchen diner fitted with a range of modern, shaker style wall and base units, with space for freestanding appliances.
- There is a space for a dining table overlooking the garden at the rear via a glazed door.
- On the first floor there are two generously proportioned double bedrooms. The master is located at the front of the property and benefits from built in wardrobes with sliding mirrored doors.
- The second bedroom is also of good size, accommodating a standard double and offers a built in wardrobe area.
- Both bedrooms are serviced by the family shower room with toilet, basin and walk in shower.
- Outside there is a pretty, westerly facing garden to the rear that has been mostly laid to lawn with a patio area adjoining the property, perfect for alfresco dining.
- A gate gives way to a lane leading to a block of garages, of which the property benefits from with a single garage with up and over door.



GROUND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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**DISCLAIMER**

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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.

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