



£264,500

*At a glance...*



3



2



1



EPC

C



COUNCIL  
TAX

B

**holland  
& odam**

7 Dunstan Road  
Glastonbury  
Somerset  
BA6 8EE

**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 and at the top of the hill turn left and then immediately right into Bove town. Continue up the hill and around the sharp left hand bend. Turn left into Windmill Hill Road and then next left into Dunstan Road. The property can be found along on the left 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) - For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)

## Tenure

Freehold



## Location

The property is situated high above the town with its good range of shops, restaurants, Inns, supermarkets, health centres 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. The thriving centre of Street is 2 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The M5 motorway is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

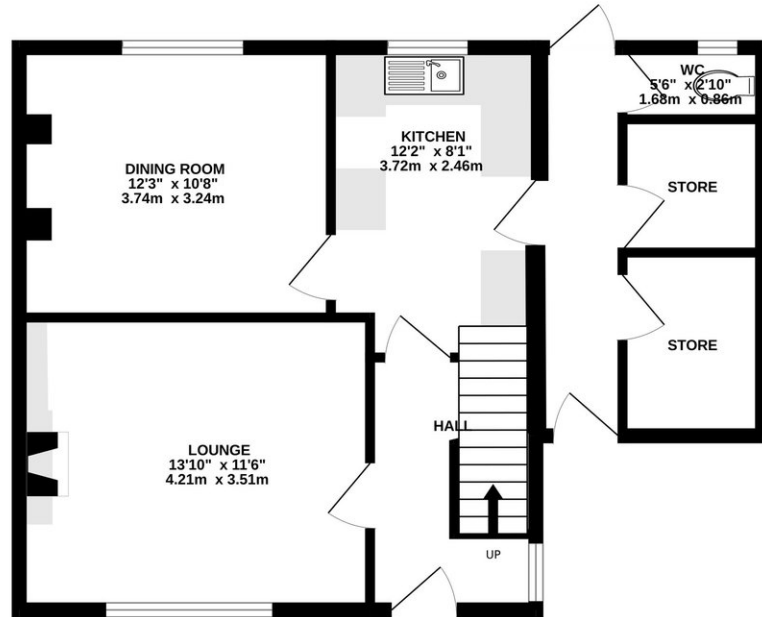
## Insight

Available with No Onward Chain, this semi detached property affords well proportioned accommodation, with generous front and rear gardens. On the ground floor there are two reception rooms and a kitchen on the ground floor, with three bedrooms and a bathroom on the first floor. The house is set back from Dunstan Road with a pathway leading to the front and side entrance doors. The side porch leads to two store cupboards, the WC and into the rear garden.

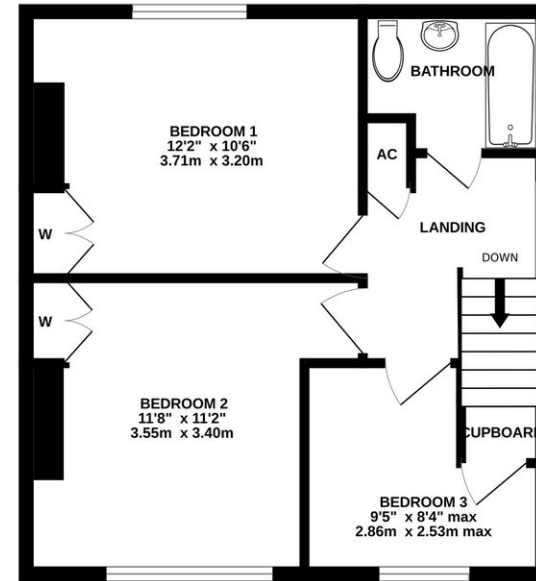
- On the ground floor, stairs rise to the first floor landing with doors to the kitchen and sitting room. Here there is a window to the front and an open fireplace
- The kitchen comprises a range of modern oak units with space for a washing machine, cooker and fridge. On the left is the dining room, has a large recess with patio doors out onto the garden
- A further door from the kitchen opens to the side passageway, where there are two useful store cupboards, a separate WC and doors providing access to the front and rear gardens
- First floor landing, there is a window to the side, an airing cupboard with a hot water cylinder and matching doors to the three bedrooms and bathroom
- Bedrooms two and three both enjoy front facing aspects, with bedroom two having a built-in cupboard and bed three having an over stair cupboard housing the gas fired central heating boiler. Bedroom one overlooks the rear garden and also has a built-in wardrobe
- The bathroom comprises of a panel bath with shower over, wash handbasin and a WC
- Outside, the house is set well back from the road behind a large lawn garden, which has potential, for off-road parking to be created (subject to any necessary consent). The rear garden is also generously proportioned, having a patio and substantial area laid with loose chippings, all enclosed behind a variety of attractive, mature shrubs and plants



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.  
Made with Metropix ©2024

**DISCLAIMER**

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.