



£220,000

*At a glance...*



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**holland  
& odam**

19B Pendragon Park  
Glastonbury  
Somerset  
BA6 9PG

**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 pass St John's Church on the left. Shortly afterwards turn left into the Archers Way and continue to the 'T' junction with Manor House Road. Turn left and then immediately right into St Dunstan's Close and then turn left into Pendragon Park. Turn left again where the property will be found directly ahead of you identified by our For Sale board.

## Services

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

## Local Authority

Mendip District Council  
0300 3038588  
[mendip.gov.uk](http://mendip.gov.uk)

## Tenure

Freehold



## Location

The property is situated on a small development approximately one third of a mile from the town's High Street with its good range of shops, supermarkets, cafes, restaurants, public houses and health centres. 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. Access to Junction 23 of the M5 (Dunball) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

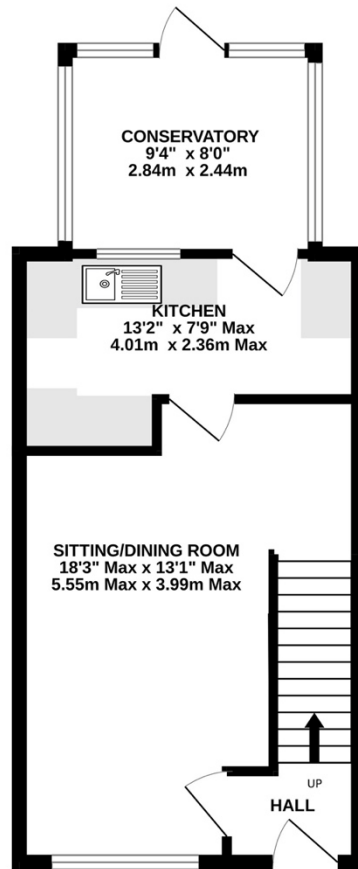
## Insight

This well presented semi detached two bedroom house, affords a convenient location, within a short level walk of the High Street and local amenities. As well as the bedrooms, there is a sitting/dining room, kitchen and conservatory on the ground floor, with a family bathroom on the first floor. At the front, there is driveway parking for a couple of cars, and to the rear an enclosed garden enjoying a lovely southerly aspect.

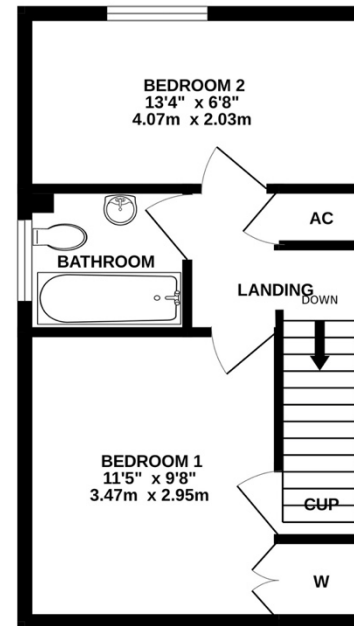
- ☞ Conveniently situated semi detached house, close to the town centre and local amenities
- ☞ On the ground floor, there is a sitting/dining room off the entrance hall, a kitchen/dining room and a conservatory
- ☞ The sitting room has a window to the front and useful understair store cupboard, with the updated kitchen having space for a cooker, dishwasher and upright fridge/freezer
- ☞ A door then opens to the conservatory, where there is plumbing for the washing machine and door into the garden
- ☞ On the first floor, there are two bedrooms and a bathroom
- ☞ Bedroom one has a front facing aspect and enjoys a built in double wardrobe, plus an over stair cupboard
- ☞ Bedroom two has a rear facing window, looking out over the garden
- ☞ The bathroom has been updated and is well appointed with shower enclosure, WC and wash hand basin
- ☞ At the front, there is driveway parking for two cars with a side access, opening into the rear garden
- ☞ Here, the garden enjoys a lovely sunny southerly aspect, being enclosed with a patio, gravelled area and vegetable plot, also enjoying a pedestrian gate to the lane behind



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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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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