





£315,000

To View:

Holland & Odam
30, High Street, Glastonbury, Somerset

BA6 9DX

01458 833123
glastonbury@hollandandodam.co.uk



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1



2

Energy
Rating **D**

Council Tax Band
C

Services

Mains services connected. Gas
Central Heating

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold



Directions

From the town centre proceed up the High Street and at the top of the hill turn left into Wells Road. Continue passing the Avalon Garage on your right hand side where the property can then be found a short distance further along on the left hand side, as indicated by our For Sale sign.

Description

A spacious and well-presented semi-detached house, built circa 1930's, having a large rear garden, driveway parking and single garage. An internal viewing is highly recommended.

This lovely semi-detached house, built in the 1930's, offers well-presented accommodation throughout with the added benefit of already having the kitchen and dining opened up to make a lovely social space. At the front an entrance door opens into an entrance vestibule, that in turn leads into the hall. From here stairs rise to the first floor and original 1930's panelled doors lead off to the lounge, featuring a chimney breast with a wood burning stove and a bay window to the front. The kitchen has been fitted with a range of modern units with space for a fridge/freezer, cooker with extractor above, space and plumbing for a washing machine as well as an integrated dishwasher. A window overlooks the garden with an opening and walk through to the dining room, providing ample space for a table and chairs and with glazed double doors opening into the rear garden.

The first-floor landing has access to the loft space that is partly boarded with a ladder and light. Doors lead off to the three bedrooms and family bathroom. Bedrooms one and two have both been fitted with floor to ceiling wardrobes that include hanging rails and shelving, bedroom three has a front aspect. The stylish bathroom is fully tiled and is appointed with a white suite comprising of a fully tiled shower enclosure with mains fed shower, enamel bath with extending hand shower, vanity unit with inset wash hand basin and a WC. Heated towel radiator.

Location

The property is situated on the outskirts of the town with its good range of shops, restaurants, health centres, supermarkets and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is approximately 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



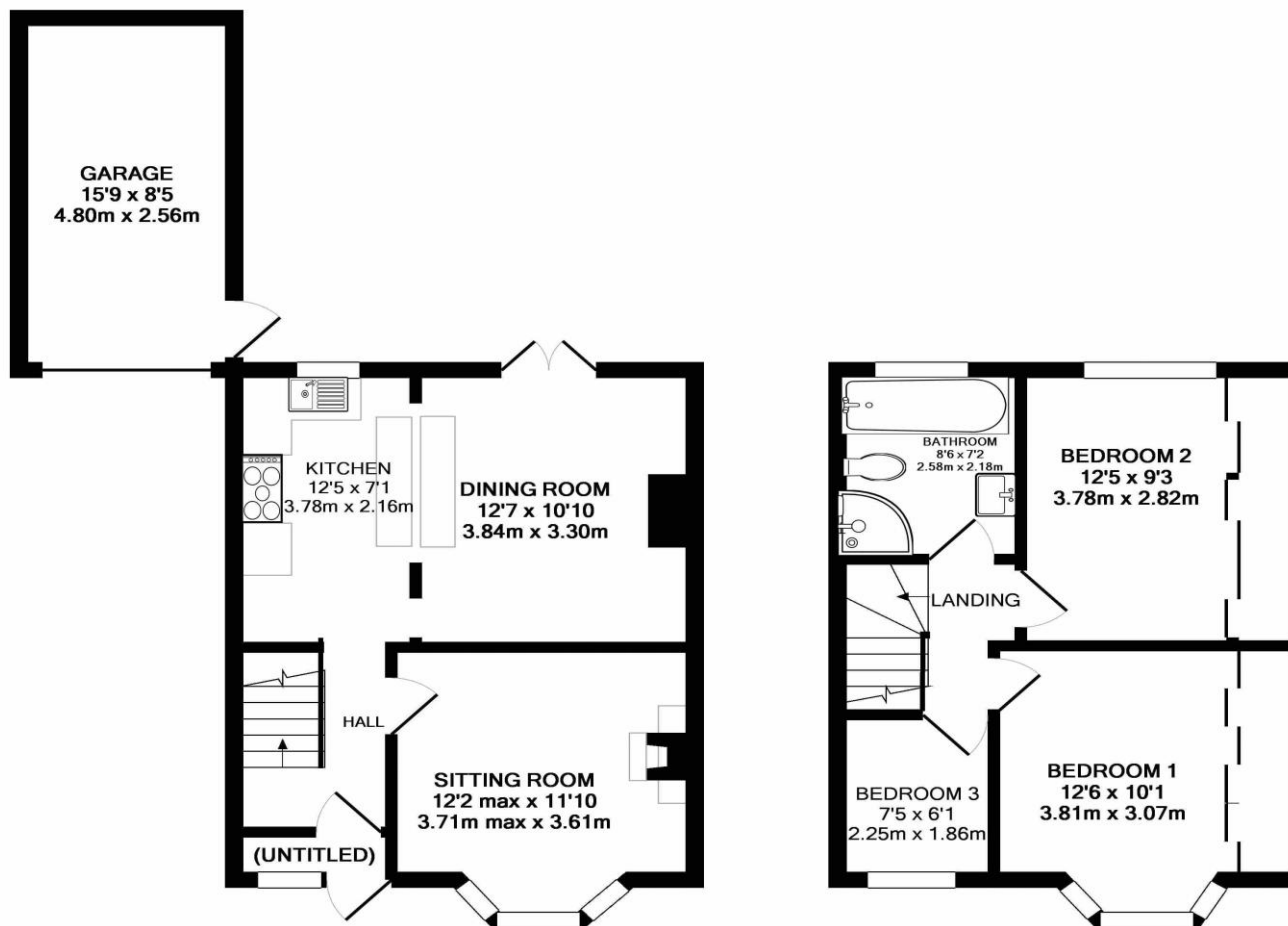


At the front there is driveway parking for approx 3 cars extending down to the single garage (15'9" x 8'5") that has a metal up and over door and a further door to the rear garden. The house is well set back from the road, behind a low stone wall and lawned garden.

At the rear, a large covered entertaining area has been added, along with a wooden deck, which in turn opens on the garden, in total extending some 75ft from the house. In the bottom corner you will find a large decked area, taking full advantage of the afternoon and evening sun through the spring and summer months. The garden is mainly laid to lawn and further benefits from a timber garden shed which also has power supplied.

- Well-presented semi-detached home, with the recent addition of a covered entertaining area and deck at the rear
- On the ground floor, there is sitting room and a well appointed open plan kitchen/diner
- Three bedrooms with a good amount of built-in storage
- Stylish bathroom including a panelled bath, fully tiled shower enclosure, WC and wash hand basin
- At the front there is ample parking to the single garage
- Long rear garden with large decked area at the foot





GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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