



£395,000

*At a glance...*



4



2



1



EPC

D



COUNCIL  
TAX

D

**holland  
& odam**

4 Mapstone Close  
Glastonbury  
Somerset  
BA6 8EY

**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 the second left into Actis Road. Mapstone Close is the second turning on the left. The property can

## 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)

## 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 hour's commuting distance.

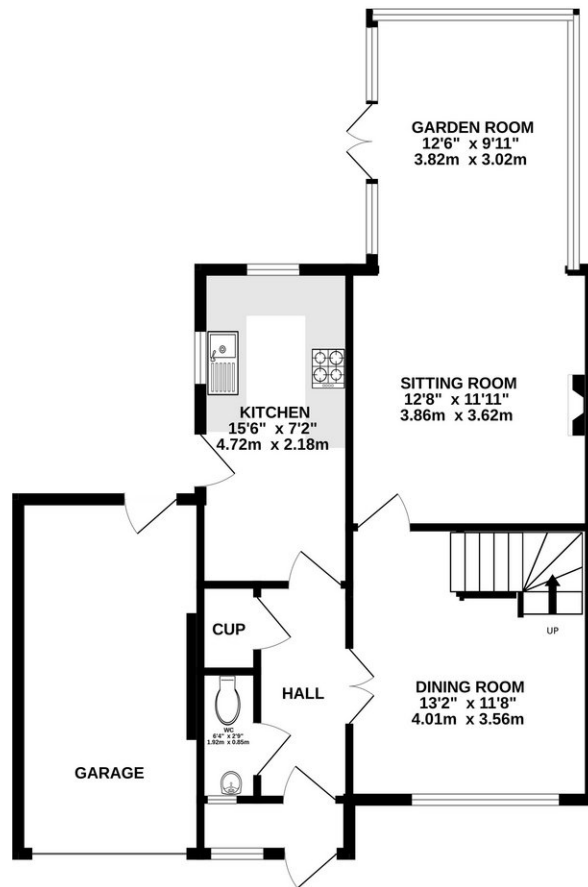
## Insight

Enjoying a lovely southerly aspect and elevated views, this well presented family detached house is situated in this quiet cul-de-sac, benefiting from plenty of parking to the single garage. The property enjoys four good bedrooms and a family bathroom to the first floor, with a dining room, kitchen, cloakroom and sitting room opening into the garden room. The south facing rear garden is enclosed and laid to lawn, with a timber garden shed to one side.

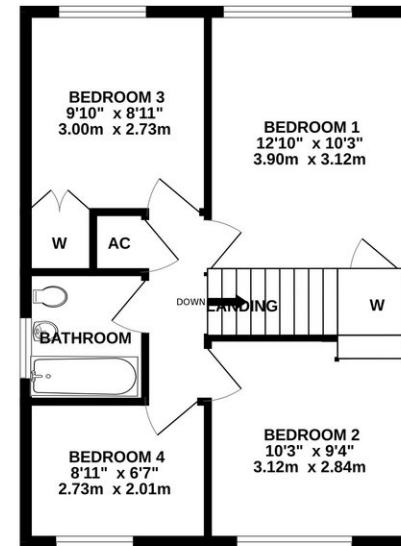
- Situated in a peaceful cul-de-sac on the popular Redlands estate, towards the southern outskirts of the town.
- From the ground floor entrance door, there is a cloakroom on the left, with doors into the dining room and kitchen.
- Here, there is a modern range of gloss fronted units with space for a gas fired range cooker, and upright fridge/freezer. A window and door open to the rear patio and garden.
- The dining room has stairs rising to the first floor landing, there is a window to the front and a door into the sitting room.
- This features a fireplace with inset electric fire, with a wide opening to the garden room. Formerly the conservatory, this has been adapted with the addition of a 'Cosy roof'. The conservatory also has windows and doors to the rear garden
- On first floor, there is an airing cupboard, housing the gas fired combination boiler, and doors off to the four bedrooms and bathroom.
- Bedrooms one and two enjoy far reaching southerly views over roof tops to Butleigh hill beyond, and both also have built in cupboards. Bedrooms three and four have windows to the front with views to Glastonbury Tor in the east
- Finally, the family bathroom is well appointed with a panelled bath and shower over, wash hand basin and WC
- Outside, there is a large driveway to the single garage, with a side access to the rear patio and garden. Here, the garden is laid to lawn being enclosed behind timber fences and enjoying the best of the south facing aspect



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.