



£235,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

12 Whiting Road  
Glastonbury  
Somerset  
BA6 8HP

**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 passing St Johns Church on the left. At the top of the hill bear left and then immediately right into Bove Town. At the top of the hill bear sharp left into Old Wells Road and then take the second turning on the left into Chinnock Road, take the next right into Whiting Road where the property can be identified along on the right hand side.

## Services

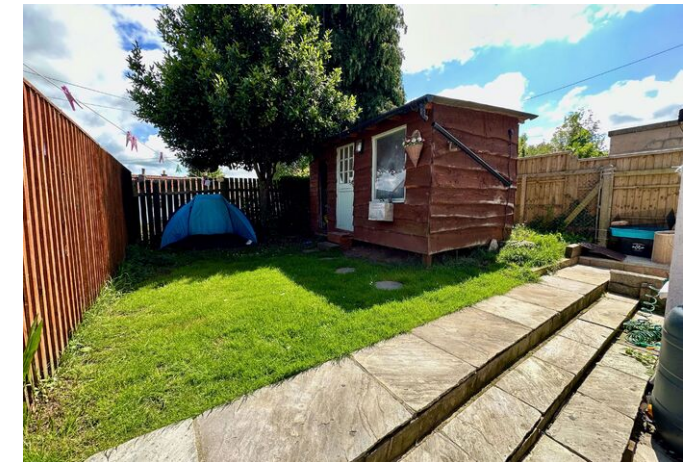
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is situated above the town approximately half a mile from the town centre with its good range of shops, restaurants, cafes, health centres, supermarkets, churches and public houses. The historic town of Glastonbury is renowned for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 can be gained at Dunball (Junction 23) some 14.5 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

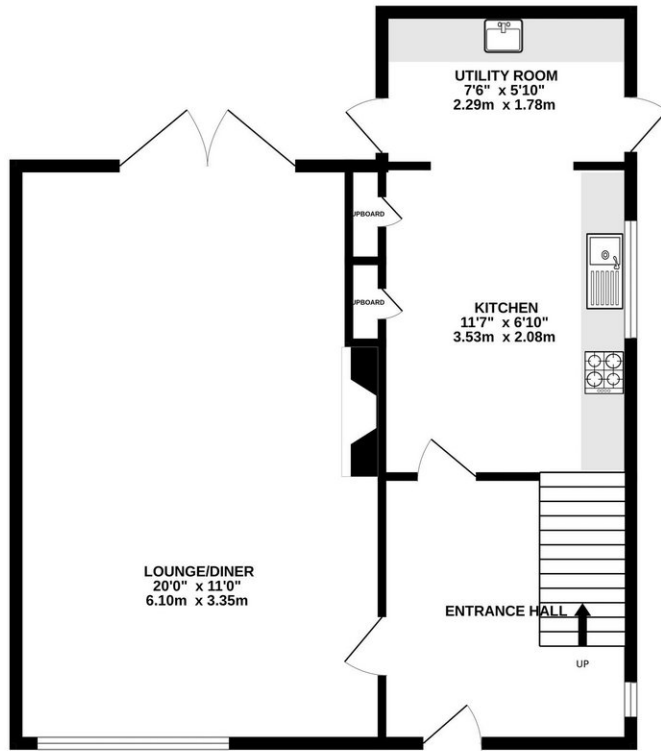
## Insight

Well presented two bedroom semi detached house, affording well proportioned accommodation throughout and benefits from a 20ft lounge/dining room, a lovely fitted kitchen and a wooden studio in the rear garden. This home affords an elevated position, adjacent to the green and local store. Gardens are situated to the front and rear and the property is available with No Onward Chain.

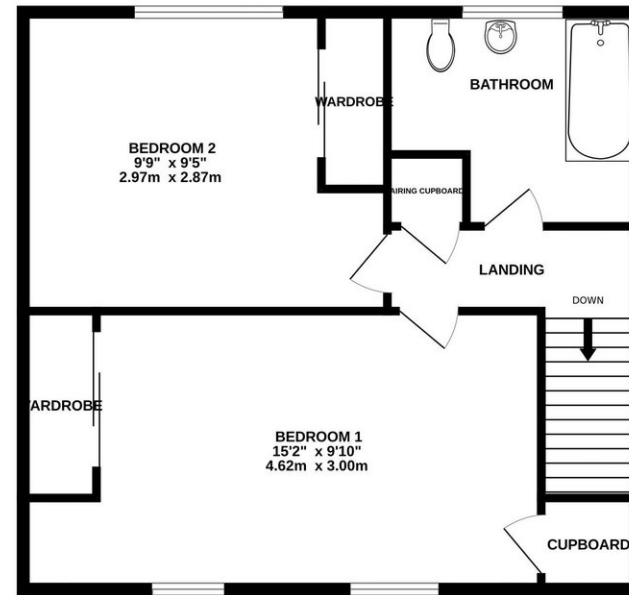
- Affording an elevated location, close to the local store and adjacent to the green, including a play area
- On the ground floor, there is an entrance hall, with stairs rising to the first floor and doors into the lounge/dining room and kitchen
- The lounge/diner, measures 20ft in length and has fully glazed doors opening onto the rear garden
- The kitchen provides a superb feature including an integrated oven and hob, space for a dishwasher, upright fridge/freezer and built in pantry cupboards
- An opening leads to the utility room, having space for a washing machine and tumble drier, doors to the side and rear
- On the first floor there is linen cupboard and doors from the landing to the two bedrooms and bathroom
- Bedroom one has a window to the front and a fitted double wardrobe, bedroom two also has fitted wardrobe, and enjoys far reaching views over roof tops to the Mendip Hills in the distance
- The bathroom comprises a panelled bath, WC and wash hand basin
- Outside, there is an open plan front garden, with a secure gated access to the rear garden. Here there a patio extending to a lawned garden and converted summerhouse, into a studio



GROUND FLOOR



1ST FLOOR



12 WHITING ROAD, GLASTONBURY, SOMERSET, BA6 8HP

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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