





£495,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band
TBC

Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Directions

From our Glastonbury Office, proceed down the High Street and bear left at the bottom into Magdalene Street. Follow this road to the mini roundabout, taking the right hand exit, sign posted for Street. You will see Hillthorn, a little way along on the left hand side, immediately before Wearyall Hill, as indicated by our for sale sign.

Description

Completely renovated and beautifully presented end of terrace town house, looking out over Wearyall Hill in the West. From the roof, plumbing and wiring, continuing on to the creation of a wonderful kitchen/family room, leading off the principle reception rooms, tri-fold doors take you onto a south facing patio and garden. Complimenting the four generous bedrooms on the first floor are an en-suite, and an exquisitely appointed family bathroom. Off road parking is also available at the front for several vehicles.

From the entrance vestibule, a herring bone patterned wooden floor has been laid, which continues into the drawing room on your right. Stairs also rise to the first floor landing from the hall, where a door also opens into the kitchen/family dining room. The drawing room offers plenty of light and spacious open plan living space, featuring two fireplaces and a bay window to the front. Steps then lead up to the open plan kitchen, being well appointed with a modern range of units as well as a peninsular island. Integrated appliances including a multi ring gas hob, electric ovens, fridge/freezer and dishwasher, with space for an undercounter washing machine and tumble drier, plus the added comfort of underfloor heating. There is ample space for a dining table and seating, to extend the family living spaces, which is further enhanced by the tri-fold doors opening onto the extended patio and garden.

Onto the first floor landing, which benefits from light coming from a roof light. Doors then lead off to the four generous bedrooms and the family bathroom. Bedroom one has a window to the side, looking out over Wearyall Hill and a door into the en-suite shower room. Bedroom three also enjoys a similar westerly facing view over the hill, with bedrooms two and four both having front facing aspects. The family bathroom is well appointed, offering a walk-in shower enclosure, panelled bath, WC and wash hand basin. It is finished with tiles, imported from Italy to enhance that luxurious appearance.

Location

The property is situated within walking distance of the town centre 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 nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance



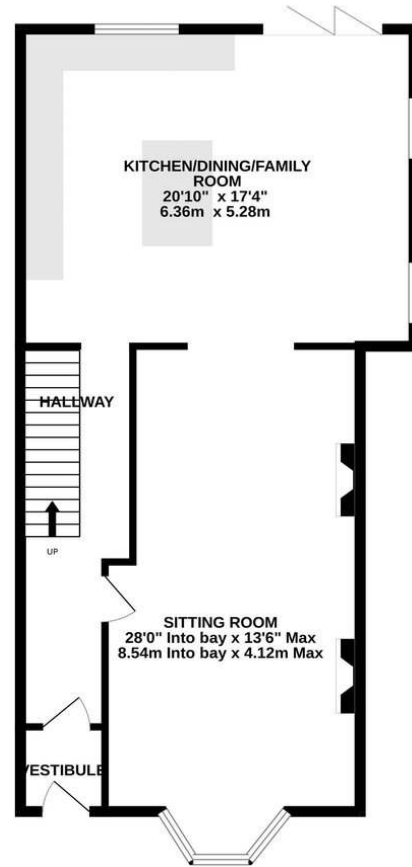


At the front, there is ample parking and turning space for at least four vehicles. A wide side access opens into the rear south facing garden, where a large patio area extends from the kitchen/family room. Steps then take you up to a large expanse of lawn, taking in views over the adjoining Wearyall Hill in the West.

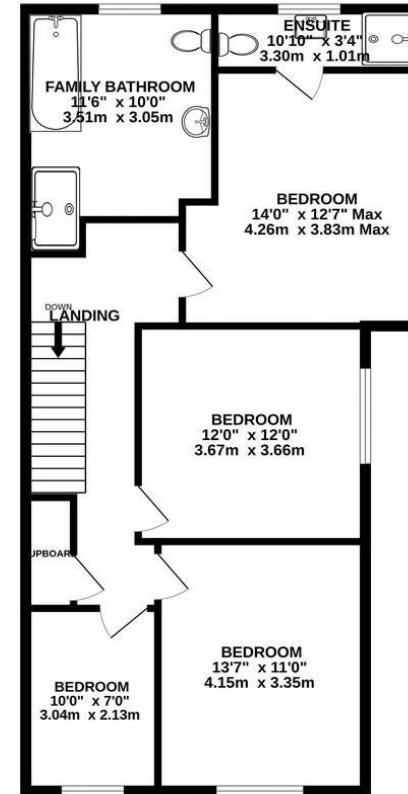
- Fully renovated town house, being ideally situated within five minutes walk of the High Street and local amenities
- The renovations include the roof, complete re-wire, plumbing, heating, ceilings, windows and walls. Underfloor heating to the kitchen/family room
- The kitchen/family room is well appointed with integrated appliances, peninsular unit, tri-fold doors to the garden and ample space for a dining table and seating area
- In the drawing room, a herring bone pattern floor has been laid, accompanied by a bay window to the front and two fireplaces
- On the first floor, there are four good bedrooms, an ensuite a spacious bath/shower room. Bedrooms one and three have westerly facing aspects, taking in views over Wearyall Hill, with bed two and four having front facing aspects
- The bathroom is beautifully appointed with imported Italian tiles to compliment the walk-in shower, panelled bath, WC and wash hand basin
- Outside, there is ample off road parking to the front, with a large south facing patio and lawned garden to the rear



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 5/2023

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

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 The Levels Financial. *

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.

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