





£340,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy  
Rating

B

Council Tax Band B



**Services**

Mains electricity, gas, water and drainage are connected. Gas central heating system. **Bank of photovoltaic panels to the front elevation**

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the main roundabout (B & Q on the left) take the second exit onto the bypass. At the next roundabout take the third exit right into Sedgemoor Way and continue to the 'T' junction with Northload Street. Turn right where Avalon Buildings will be found on the right side.

## Description

This charming period home is ideally located within walking distance of the town, schools, and local amenities. Extensively renovated, it also benefits from a spacious attic conversion. The ground floor offers a welcoming hall, a cosy sitting room with a wood-burning stove, and a modern kitchen/dining room. Upstairs, there are two well-sized bedrooms, a stylish bathroom, and a converted attic bedroom with ample storage. The property boasts a secure rear garden, a front garden with mature shrubs, a second garden with a shed and greenhouse, plus allocated parking for one car.

This charming period home features a welcoming entrance vestibule and hall with an mosaic tile floor and stairs rising to the first floor. The ground floor offers a spacious sitting room with a feature fireplace and wood-burning stove, while the kitchen/dining room is well-equipped with modern units, space for appliances, and a useful understair store. A rear hall leads to the garden and provides access to a utility/cloakroom with space for laundry facilities, a WC, and a wash hand basin.

Upstairs, the first floor boasts exposed wooden flooring throughout, with two well-proportioned bedrooms and a modern bathroom, complete with a bath and separate shower enclosure, WC, and wash hand basin. A concealed staircase leads to the impressive second-floor attic conversion, providing a generous double bedroom with three conservation windows, eaves storage, and a recessed store area.

## Location

The property is conveniently located being within a short walk of the High Street with its good range of shops, banks, restaurants, supermarkets, health centres, public houses 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, Strode College and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





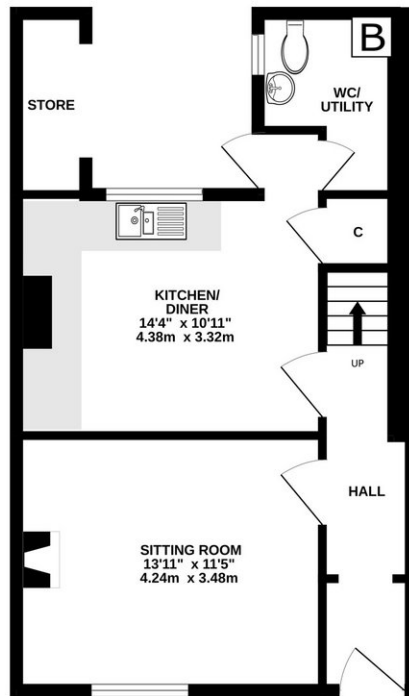
The property features an enclosed front garden with a low brick wall, mature shrubs, and a central bay tree, with a pathway leading to the entrance. To the rear, a secure and spacious garden includes a patio and ample room for children to play, with pedestrian access to Northload Street. The front pathway extends to a second garden area, complete with a greenhouse and timber shed, leading to an allocated parking space for the property.



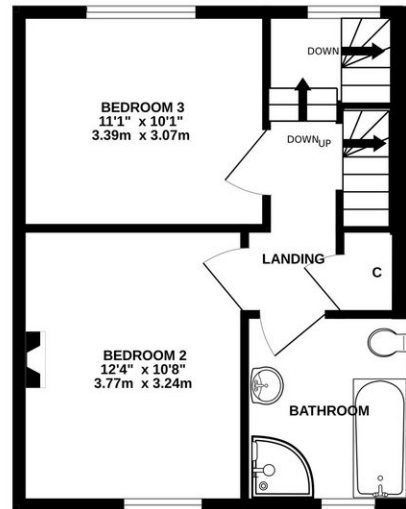
- **Charming period property**, extensively renovated and within walking distance of town, schools, and amenities. **Photovoltaic panels to the front elevation**
- **Spacious sitting room** with front window and feature fireplace housing a wood-burning stove.
- **Modern kitchen/dining** room with understair storage, space for appliances, and ceramic tile flooring.
- **First floor:** Two bedrooms with exposed wooden floors, plus a modern bathroom including a bath and separate shower enclosure..
- **Second-floor attic conversion:** Spacious double bedroom with three conservation windows and eaves storage.
- **Generous rear garden** with a patio, play space, and pedestrian access to Northload Street.
- **Additional garden area** with a greenhouse, shed, and an **allocated parking space**.



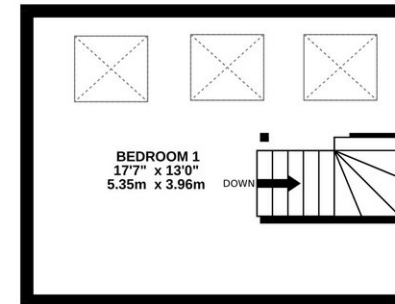
GROUND FLOOR



1ST FLOOR



2ND 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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