



£285,000

At a glance...



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**holland
& odam**

19 Austin Road
Glastonbury
Somerset
BA6 9BB

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the hill turn left into Wells Road and Continue for approximately three quarters of a mile and turn left into Austin Road. Continue for approx 200m where the property will can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system (Installed 2021)

All available property information can be provided upon request from Holland & Odam.

For confirmation of mobile phone and broadband coverage, please visit checker.ofcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated on the popular Thorndun Development approximately three quarters of a mile from the town centre with its good range of shops, supermarkets, restaurants, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 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 distant whilst Bristol, Bath and Taunton are all within commuting distance.

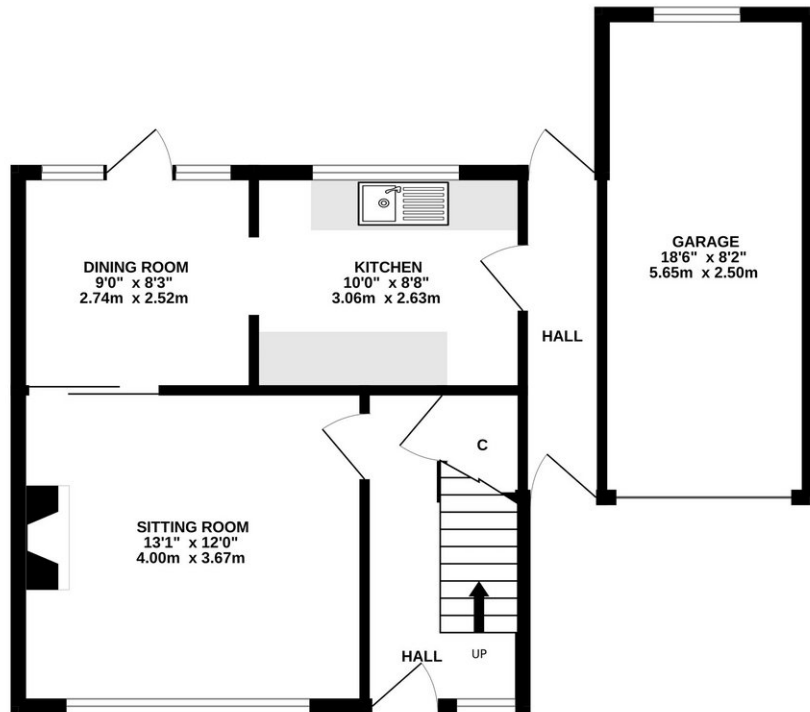
Insight

Situated on a sought-after road towards the outskirts of Glastonbury, this well presented, semi-detached property offers three bedrooms, and two light and airy reception rooms as well as a lovely enclosed rear garden, with ample off street parking to the front with both garage and driveway. Having been owned by the same family since new, the property is now ready to welcome its next owners.

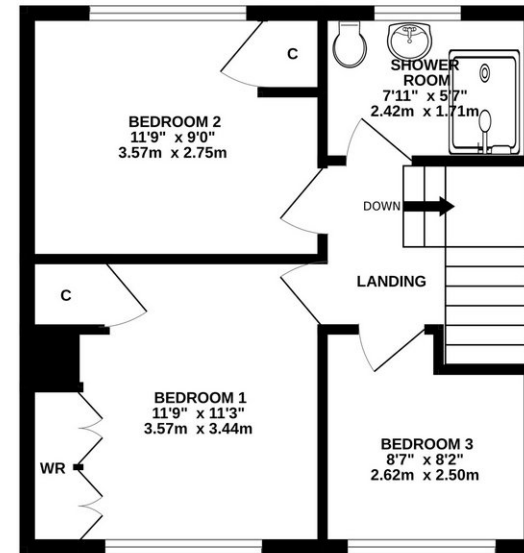
- Entering into a spacious hallway, there is space for shoes and coats, an under stairs storage cupboard and a door leading into the first of the reception rooms.
- Attractive wood effect flooring leads to the sitting room with feature inset fireplace and a large window overlooking the front garden, flooding the room with natural light.
- Through a set of oak sliding pocket doors there is a lovely dining room with a glazed patio door allowing direct access into the garden at the rear.
- Completing the ground floor accommodation is the kitchen which has been fitted with a range of wall and base units with space for appliances, with a window allowing a pleasant outlook of the garden.
- Upstairs, there are three well proportioned bedrooms, two of which are comfortable doubles and offer useful built in storage.
- Bedroom three is a generous single bedroom, which could also be purposed as a home office or hobby room dependant on the needs of the next occupier.
- Servicing all bedrooms is the well appointed family shower room with walk in shower, and vanity unit with basin and toilet.
- Outside, to the front there is ample off street parking with a gated driveway leading to a single, detached garage with up and over door and an area laid to lawn with mature trees and hedging.
- A door to the side allows secure access to a side passage which in turn gives entry to the kitchen, and rear garden.
- The garden, mostly laid to lawn, with a patio area adjoining the property creating the ideal space for alfresco dining. At the border there is an array of mature greenery and space for a greenhouse



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

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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DISCLAIMER

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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.

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