



£308,500

At a glance...



2



1



1



EPC

D



COUNCIL
TAX

C

**holland
& odam**

30 Merrick Road
Glastonbury
Somerset
BA6 9AT

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 and after approximately three quarters of a mile, Merrick Road will be found on the left-hand side. Upon entering Merrick road, take your first left, and you will see the bungalow 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

Tenure

Freehold



Location

The property is situated towards the outskirts of the town approximately three quarters of a mile from the High Street with its good range of shops, restaurants, public houses, health centres and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway at Junction 23 (Dunball) is 14.5 miles whilst the major centres of Bristol, Bath and Yeovil are all within approximately one hour's drive.

Insight

Situated in a sought after cul-de-sac location, towards the outskirts of town, this lovely two bedroom detached bungalow benefits from a single garage and driveway parking. Outside, the front garden is well stocked with beautiful flowering plants and shrubs, providing seclusion, plus a delightful westerly facing rear garden, enjoying a wide range of plants and a great degree of privacy.

- Detached bungalow situated in a sought after cul-de-sac location
- There are two bedrooms, both with built in wardrobes, overlooking the rear garden
- The sitting room enjoys a wood burning stove, dual aspect windows to the front and side and a patio door leading out into the garden
- The family bathroom comprises a modern suite, with a curved bath, storage unit, WC and wash hand basin
- A kitchen benefitting from a modern range of units, with integrated oven and hob, a large larder with air vents, plumbing for a washing machine, fridge and dishwasher
- From the kitchen is a door leading to the undercover lean to, where you can access the front, back gardens and the garage
- Beautiful secluded front and rear garden, enjoy a fine array of plants and shrubs including an Asian pear tree and several orange blossoms
- Ample driveway parking to the single garage which has power and light and has been insulated at one end



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.



Call us now to view: **01458 833123**

