



£240,000

*At a glance...*



3



1



1

EPC

C

COUNCIL  
TAX

B

**holland  
& odam**

25 Leg of Mutton Road  
Glastonbury  
Somerset  
BA6 8HH

**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 John's Church on the left. At the top of the hill turn left into Wells Road and continue for approximately 300 metres. Turn right into Leg of Mutton Road, and continue until the road bends round to the right. The property can then be found on the right hand side.

## Services

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

For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

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

## Tenure

Freehold

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





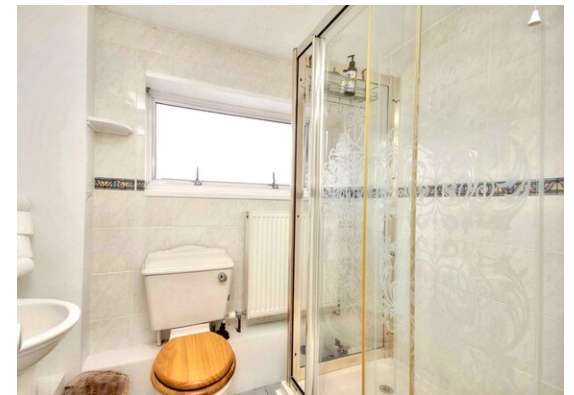
## Location

A stones throw from the historic town centre which offers a good range of shops, banks, restaurants, cafes, health centres, supermarkets and public houses. The Cathedral City of Wells is 6 miles whilst 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. The major centres of Bath, Bristol and Yeovil are all within commuting distance.

## Insight

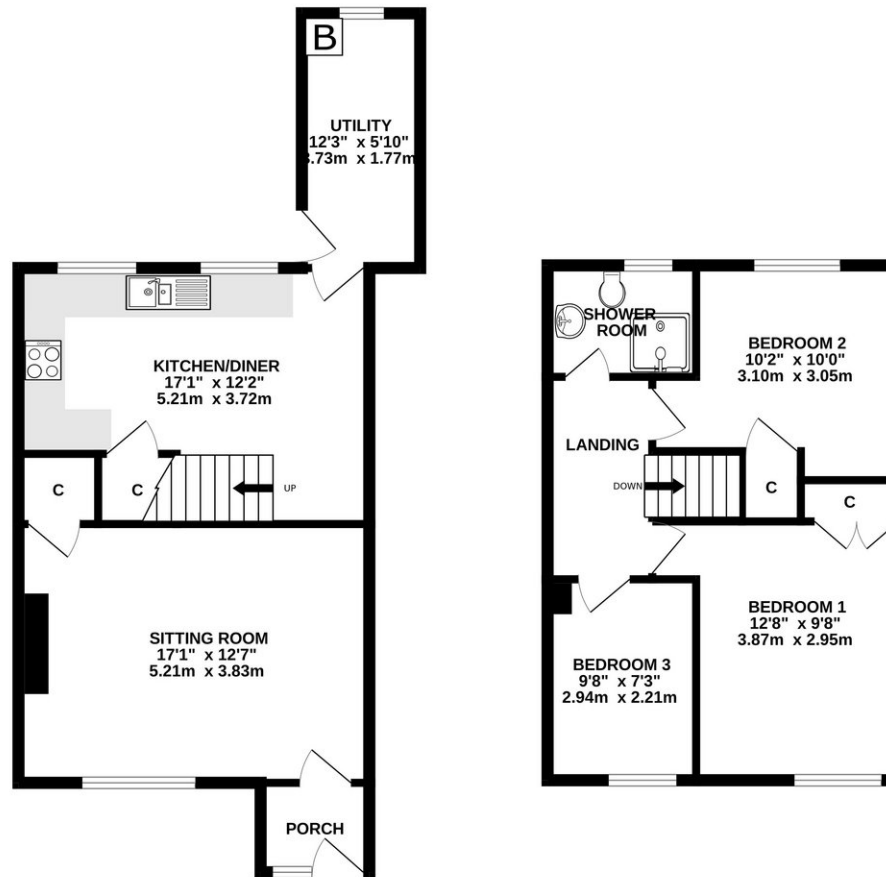
Situated in an elevated position, on a popular road to the east of the town, this generously proportioned, mid terrace family home offers three good size bedrooms, and large kitchen diner and gardens to both the front and rear of the property. Available to purchase with no onward chain.

- Entering into the porch with useful space for shoes and coats, with a door leading into the accommodation.
- To the front of the property there is a bright and airy sitting room with built shelving to both sides of the chimney breast, as well as a storage cupboard.
- Attractive wooden flooring continues from here through double doors to the rear of the property into the large kitchen diner which has been fitted with a range of modern wall and base units.
- From here, stairs rise to the first floor, while a door gives way to a utility room with access into the rear garden.
- On the first floor, there are three generously proportioned bedrooms, two of which are doubles with built in storage, with the third a good size single. All bedrooms are serviced by the family shower room.
- Outside, there are good size gardens to both the front and rear. The front offers some mature planting, while the rear garden is low maintenance with a patio area perfect for alfresco dining.
- Parking is available within the communal area, on a first come first served basis.
- Available to purchase with no onward chain.



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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.  
Made with Metropix ©2025

#### 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.