





£295,000

To View:

Holland & Odam  
30, High Street, Glastonbury, Somerset  
BA6 9DX

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Energy  
Rating

C

Council Tax Band

C

**Services**

Mains services connected. Gas  
fired central heating

**Local Authority**

Somerset Council

**Tenure**

Freehold



## Location

The property is conveniently located being within a level walk of the town centre with its good range of shops, restaurants, public houses, health centres, supermarkets and cafes. 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 both indoor and open air swimming pools, Strode College and Strode theatre. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## Description

Situated towards the northern outskirts of Glastonbury, is this spacious detached bungalow with off road parking and a large single garage. The bungalow is situated within a level walk of the High Street.

At the side of the bungalow, there is a double glazed conservatory/porch, providing access to the front entrance door. In turn, this leads into the hall, where there is a handy store cupboard, and doors leading to the sitting room, kitchen/breakfast room, two double bedrooms and bathroom. The sitting room has a window looking out to the side garden. Into the kitchen, which benefits from a modern range of units and an integrated electric cooker and gas hob. There is also space for an under counter fridge and a breakfast table. A door then opens into the utility, where a door opens to the side, there is a large double store/airing cupboard and a further door into the shower room and toilet. The two bedrooms are well-proportioned, and both affording dual aspect windows, the master bedroom also having fitted wardrobes. Finally, the family bathroom has an updated suite comprising of a panelled bath with mains fed shower over, WC and wash hand basin.

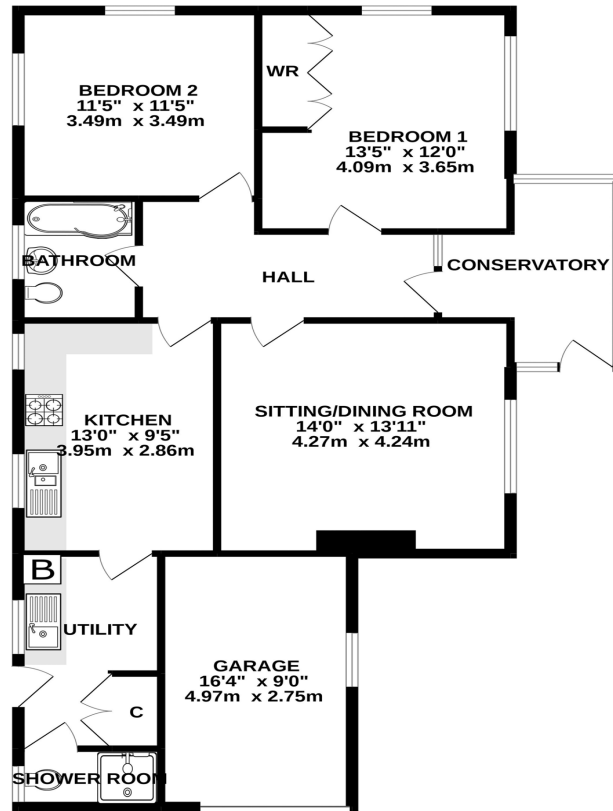
At the front, there is off road parking to the large single garage. To the side here is an enclosed garden, with a range of shrubs and roses. Footpaths on either side then lead down to a further enclosed rear garden, enjoying a good degree of sunlight and mainly being laid to lawn. There is also a pedestrian side access that leads out onto Glastonbury Road.

## Directions

On entering Glastonbury Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Continue to the second roundabout and the first turning on the left signposted to Meare. After a short distance there is a sharp left hand turn before the bridge. The property will be at the far end of the road on the left hand side.



GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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