



£385,000

At a glance...



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**holland
& odam**

47 Norbins Road
Glastonbury
Somerset
BA6 9JF

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the second roundabout take the third exit into Northload Street. Continue and then turn left into Manor House Road and second right into Norbins Road where the property will be found on the left-hand side. Alternatively, the property can be approached on foot from the High Street along Church Path and then keeping to the right into Norbins Road where the property will be found on the right.

Services

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

Local Authority

Somerset Council
0300 1232224

Tenure

Freehold



Location

The property is conveniently located being within level walking distance of the High Street with its good range of shops, supermarkets, banks, restaurants, cafes, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is situated some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. The nearest M5 motorway access at Dunball (junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are within commuting distance.

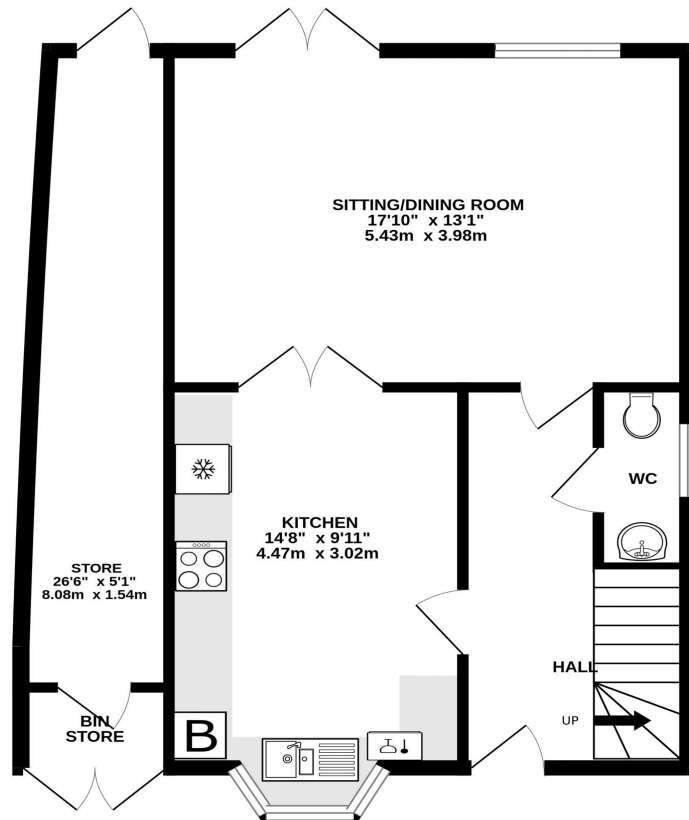
Insight

Situated within a short walk of the High Street and local schools, this lovely modern detached house is presented in excellent order and is available with No Onward Chain. The accommodation comprises of three good bedrooms, two bathrooms, kitchen/dining room and a sitting room. Plenty of off road parking at the front and an enclosed garden to the rear. The property also benefits from a bank of photovoltaic tiles to the roof.

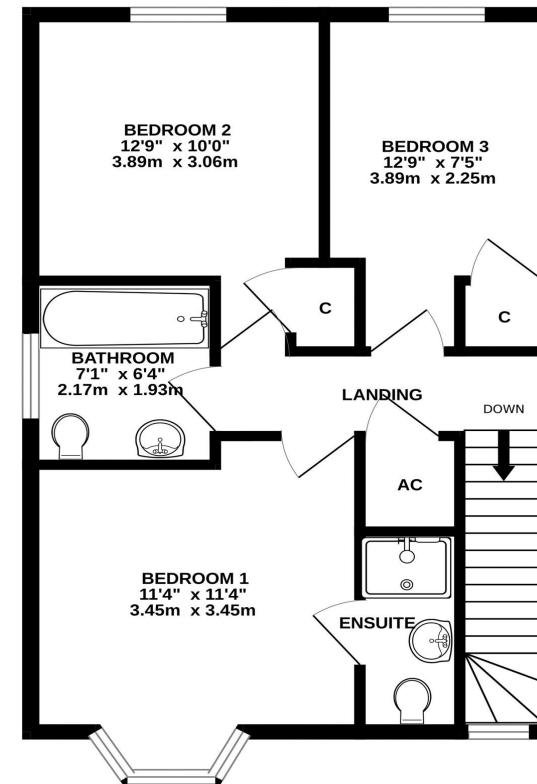
- ☞ Built approximately 10 years ago and enjoying a central location close to the High Street, schools and other local amenities
- ☞ On the ground floor stairs rise to the first floor, with an oak floor leading to the cloakroom, sitting room and kitchen/dining room
- ☞ Here there is a modern range of units having integrated appliances including an oven, hob and dishwasher. Space for a fridge and freezer. Double doors open to the sitting room
- ☞ The sitting room enjoys glazed patio doors to the garden, an oak floor and a door returning to the hall
- ☞ From the first floor landing, doors open to the three bedrooms, family bathroom. Bedroom one has a bay window to the front and a door into the en-suite shower room. Bedrooms two and three, both have rear facing aspects and built in wardrobes
- ☞ The family bathroom comprises of a panelled bath with shower over, wash hand basin and a WC
- ☞ At the front there is ample off road parking for several vehicles. The rear garden is a delightful oasis, enjoying a great degree of sunlight. The garden has been attractively presented with an array of mature plants, a summer house and covered store running along one side of the house
- ☞ Finally, the property also benefits from a bank of photovoltaic tiles to the roof



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (104.9 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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