





4 3 2 EPC C

£387,000 Freehold

Watts Corner
Glastonbury, Somerset
BA6 8FD

COOPER AND TANNER





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Description
This substantial four bedroom home is perfectly suited for modern family living. The property benefits from a large, south facing garden adjoining open countryside.

The ground floor accommodation has the significant advantage of three separate reception rooms; a sitting room, south facing dining room and a designated study. A large kitchen/breakfast room is located to the rear of the property, it provides vast amounts of seating space and overlooks the sizeable and private garden. The sitting room is fitted with a flame effect gas fire and glass panelled double doors, these lead through into the dining room. From here French doors provide access out to the sun terrace and garden.

The kitchen/breakfast room measures just under 19ft in length, it incorporates a fully integrated "shaker style" cream suite that provides a good amount of storage. A separate utility room is located just off the kitchen and benefits from plumbing facilities, further storage and external side access. The remaining ground floor accommodation includes a cloakroom with WC and an under-stair storage cupboard.

The first floor accommodation comprises four double bedrooms, an en-suite shower room and a family bathroom. The bedroom benefits from built in wardrobes and are accessed via an attractive galleried landing. The two larger bedrooms enjoy elevated views

Outside
The property provides ample space for parking, this is in addition to a tandem garage that is fitted with both power and light. The larger than average rear garden offers a good amount of privacy and is accessed via a secured pedestrian side gate. The two tiered garden is mainly laid to lawn and includes a large sun terrace and a raised seating area.

Location
The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. There is schooling to cater for primary through to secondary education with further education available at the nearby Strode College in Street. Millfield preparatory and senior schools are within close proximity. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

Directions
At the top of the High Street turn left onto Wells Road. Continue to the edge of town and just before the large roundabout turn right into Old Wells Road, the Watts Corner development is on your right-hand side.

Agents Note
Management fees will apply for this development, to cover maintenance costs for communal gardens etc.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: F

Heating: Gas central heating

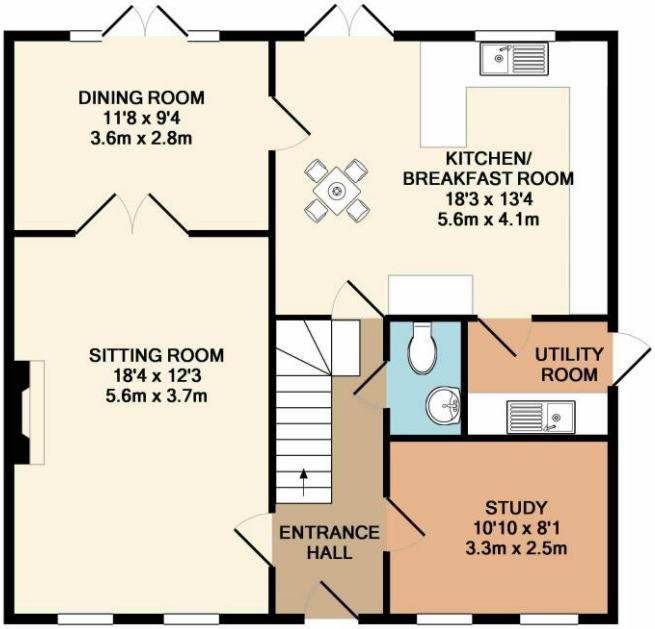
Services: All mains services are connected

Tenure: Freehold

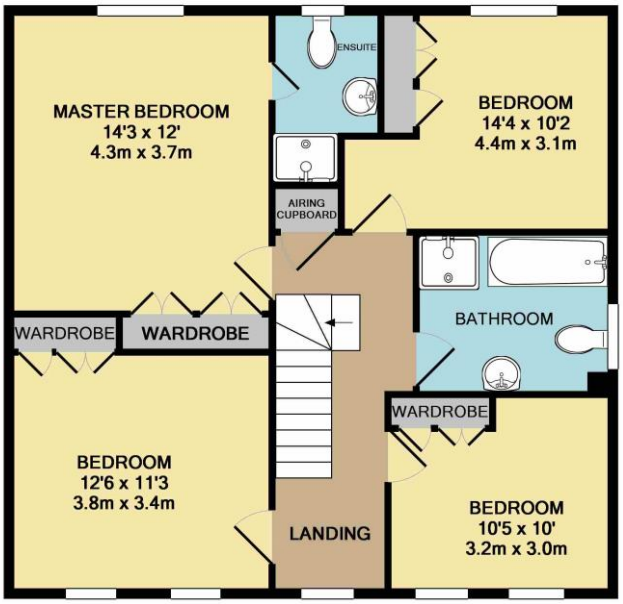
Motorway Links
- M5
- M4

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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