





4 3 1 EPC C

£360,000 Freehold

Ridgeway Gardens
Glastonbury, Somerset
BA6 8ER

COOPER AND TANNER





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Description
This desirable family home is situated in an elevated and much sort after location. The property offers stunning views in addition to large well-kept gardens.

The accommodation requires some modernisation but offers plenty of scope to improve. The ground floor comprises entrance hall with doors leading to the kitchen, dining room, a well-proportioned lounge, cloakroom with WC and an under stair cupboard. The kitchen is fitted with a range of beech effect units with integrated oven and a gas hob. There is plumbing for a dishwasher, an external side door and further door to the utility room where additional plumbing and storage can be found.

The dual aspect lounge enjoys stunning views across Busycoombe, it features a flame effect gas fire and French doors that lead to stunning south west facing garden. Opposite is the dining room; it offers a similar South Westerly aspect would accommodate several uses. Doors lead to a substantial conservatory where further access to the garden can be found.

Four bedrooms and a fully tiled family bathroom are located on the first floor. Two of the bedrooms are located at the rear and provide stunning views overlooking the garden and nearby Bushy Coombe. Access to a loft space can be found on the landing.

Outside
The property is approached via a driveway that leads to an integral garage, to one side is a low maintenance lawned garden bordered by ornamental trees. The garage is fitted with power, light and an internal door. Pedestrian side access (on either side) leads through to the private and well-kept rear garden which feature a number of decorative plants, a separate vegetable garden and a large patio terrace. The garden enjoys a good deal of seclusion and offers elevated views towards the nearby Bushy Coombe.

Location
The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. Excellent schooling exists from primary through to secondary, with Millfield and Wells Cathedral Schools nearby, together with Strode College. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington

Directions
From the town centre proceed to the top of the hill and turn right onto Wells Road. Take the first left onto Bove Town and proceed to the top of the hill. Ridgeway Gardens is located on the right-hand side.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: D

Heating: Gas central heating

Services: Mains services connected

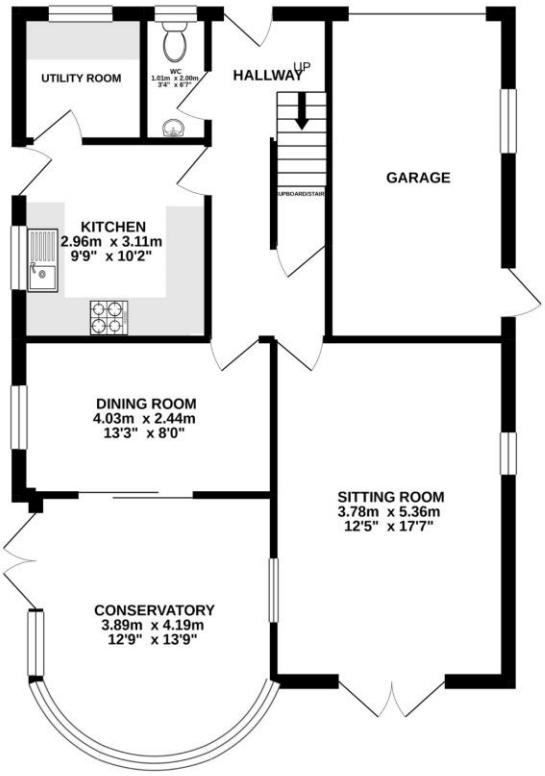
Tenure: Freehold

Motorway Links
- M5
- M4

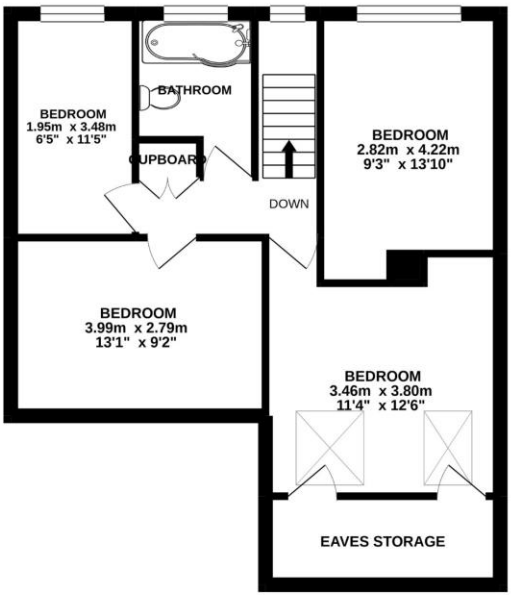
Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street

GROUND FLOOR



1ST FLOOR



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