





2 2 1 EPC D

£225,000 Freehold

4 Hill Head
Glastonbury
BA6 8AN

COOPER AND TANNER





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Description
A town centre period property requiring updating with great potential to extend, subject to planning, with a large garden, garage and views towards the Mendips.

The front door opens into the hall with stairs to the first floor and doors to principal rooms. The lounge to the front has a bay window to the front with view of Glastonbury Tor and fireplace. Currently used as another sitting room, the dining room also features a fireplace and window to the side aspect. A part glazed doorway and window leading from the dining room opens into the kitchen lean to extension. There are wall and base kitchen units with gas oven and hob, space for a fridge freezer and a stainless-steel sink. A further door from the kitchen leads into the bathroom with bath, WC and sink.

On the first floor are two double bedrooms one to the front and one to the rear of the property; the rear bedroom having views towards the Mendips and St. John's Church.

There is side access from the kitchen out into the large rear garden.

Outside
The property has a large rear garden with a garage, a shed and two greenhouses; a paved area lies to the rear of the kitchen extension. There is the opportunity to have substantial off road parking and the garden could provide the opportunity for further development subject to the necessary planning permissions.

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 from primary through to secondary with further education available at the nearby 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 our Glastonbury office proceed down the High Street following the road around to the left. At the mini-roundabout proceed up Fishers Hill and take the right onto Hill Head where the property can be found on the right hand

Local Information Glastonbury

Local Council: Mendip

Council Tax Band: D

Heating: Gas

Services: All Mains

Tenure: Freehold

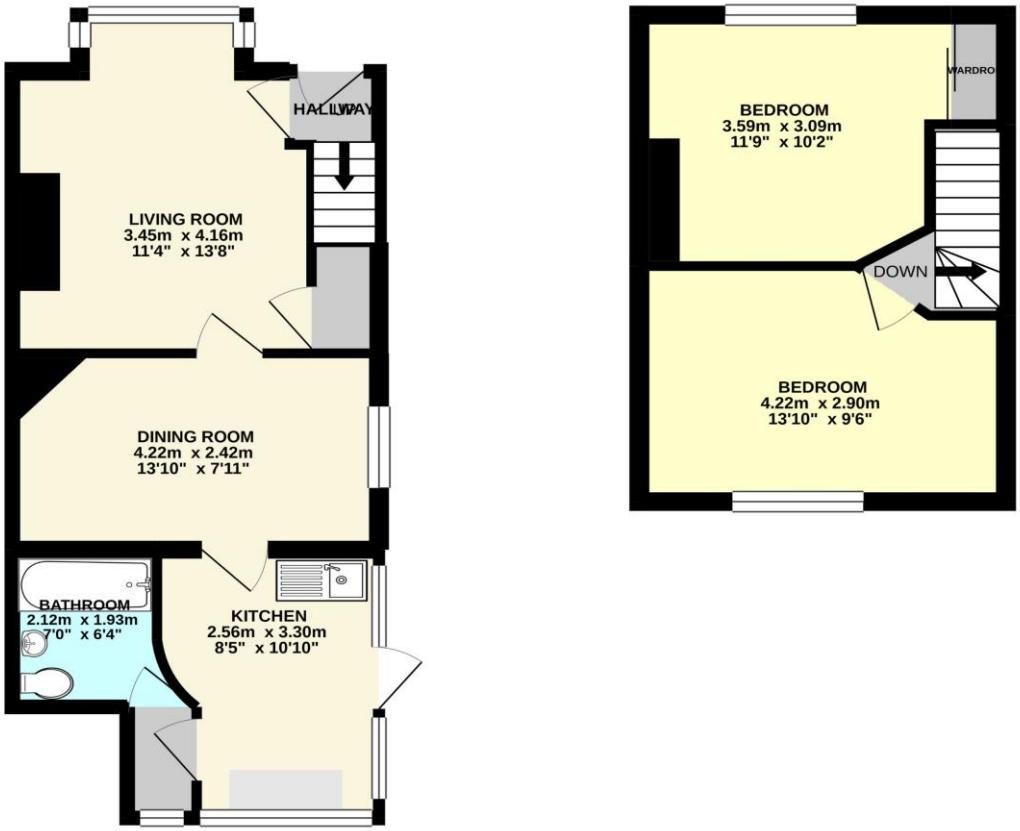
Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street

GROUND FLOOR
37.2 sq.m. (401 sq.ft.) approx.

1ST FLOOR
24.8 sq.m. (266 sq.ft.) approx.



4 HILLHEAD GLASTONBURY

TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) 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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