



 4  3  2 EPC D

£345,000 Freehold

Meadow View  
Glastonbury, Somerset  
BA6 8DY

COOPER  
AND  
TANNER





# 8 Meadow View

## Glastonbury, Somerset

### BA6 8DY

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#### Description

This generous, detached family home sits in a secluded cul-de sac position within this popular development. There is ample space for parking and a double garage.

The ground floor accommodation comprises of three separate reception rooms; to include the dining room, lounge, and garden room, in addition to a recently updated kitchen, a useful utility room and a ground floor shower room, fitted with a modern white suite with a double shower enclosure and which also benefits from underfloor heating. The kitchen features a grey gloss suite and is fitted with a selection of NEFF integrated appliances. There are marble work-surfaces, views over the east facing garden and an archway through to the breakfast room. The breakfast room offers further garden access (via sliding doors) and provides ample space for seating. The separate utility room is also accessed from here and provides further storage, plumbing and access to the garages.

Four bedrooms, a family bathroom and a useful airing cupboard are situated on the first floor. Two of the bedrooms benefit from built in storage and the fully tiled bathroom is fitted with a white suite, comprised of a panelled bath with shower over, WC and hand wash basin. The two east facing bedrooms, located at the rear, enjoy views of Glastonbury Tor.

#### Outside

Offering parking for numerous vehicles, the property is approached by an ample sized driveway leading to the double garage. The front lawn is bordered by mature shrubs and trees and there is a pedestrian side access leading to the landscaped rear garden. The garden is mainly laid to lawn, with a patio spanning the width of the property and footpath leading to raised timber deck with seating. A useful store is located to the side of the property.

#### 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 our office proceed down the High Street continuing into Magdalene Street. At the mini roundabout continue straight over and at the top of the hill on the sharp left bend go straight on into Butleigh Road. Turn left onto Bretenoux Road, take the second left onto Actis Road, followed by the first left into Meadow View.

#### Local Information Glastonbury

**Local Council:** MENDIP

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** All mains services connected

**Tenure:** Freehold



#### Motorway Links

- M5
- M5



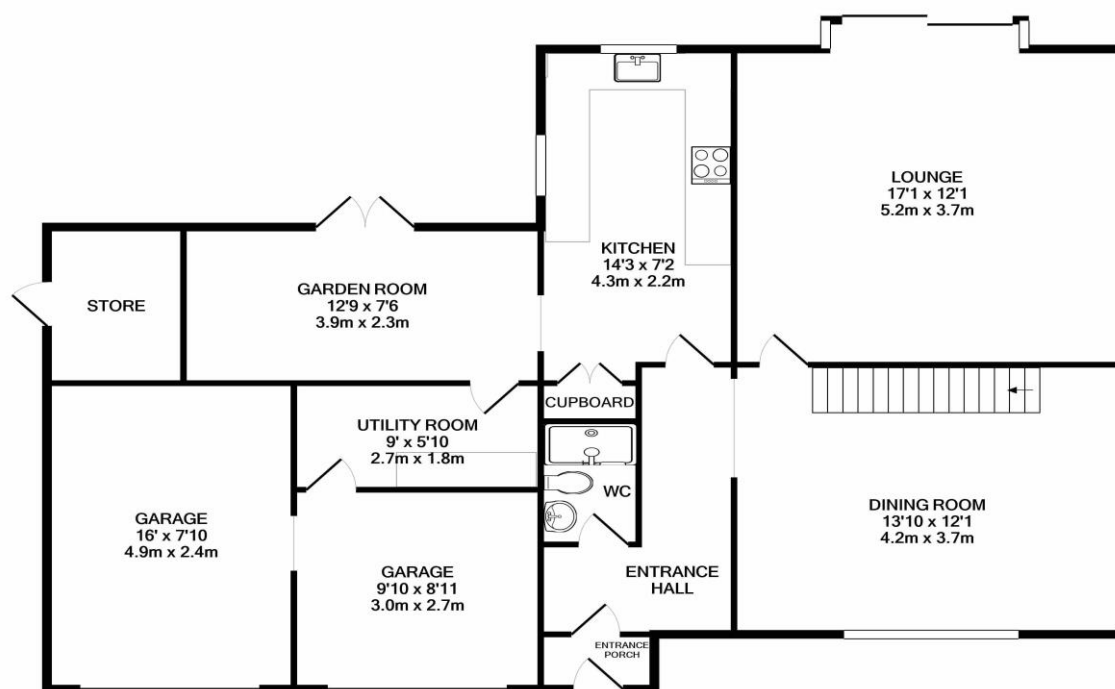
#### Train Links

- Castle Cary
- Yeovil Junction

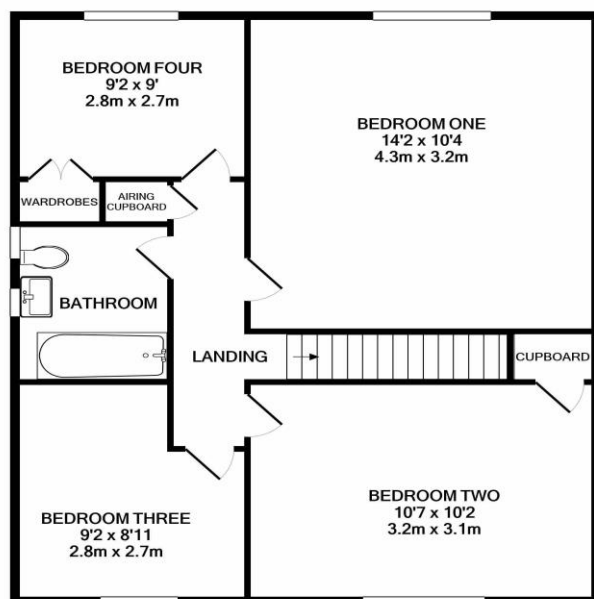


#### Nearest Schools

- 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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## GLASTONBURY OFFICE

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