





4 2 2 EPC C

£425,000 Freehold

Hexton Road,
Glastonbury, Somerset
BA6 8HL

COOPER AND TANNER





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Description
Offering spectacular views and a vast internal layout, this versatile family home could provide self-contained accommodation, subject to the relevant permissions.

Much of the living accommodation is located on the first floor and enjoys fabulous views. The best of these views can perhaps be found in the lounge, which offers a stunning westerly aspect and a balcony spanning the width of the house. Off the lounge is the separate dining room. Located to the rear of house, it provides ample space for seating and access to the rear garden via sliding doors. An archway leads through to the modern kitchen which is fitted with a good range of cream fronted units. There is an integrated electric oven, gas hob, a ceramic sink and space for a fridge/freezer.

Three double bedrooms and the family bathroom are located at the opposite end. The master bedroom enjoys an elevated westerly aspect and benefits from a contemporary en-suite shower room along with built in wardrobes. Access to an airing cupboard and part boarded loft can be found in the entrance hall.

The ground floor comprises double bedroom, separate utility room and door to the double garage. This accommodation can be accessed independently and could subject to relevant permissions be converted into ancillary accommodation.

Outside
The property is approached via a tarmacadam driveway providing parking for numerous vehicles. The driveway leads up to a double garage that is fitted with power, light and a courtesy door. Ornamental shrubs border the property on either side. Steps lead up to the front door and to a large balcony, enclosed by wrought iron fencing. Pedestrian side access (on either side) leads to the rear garden which is set over two tiers with steps leading up to a lawned garden. The garden is enclosed by fencing and includes a shed in the far corner. At its highest point the garden enjoys some super views towards the nearby countryside.

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 and Strode College nearby. 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 turn left at the top of the High Street and take second right into Leg of Mutton Road. Towards the top turn right into Monington Road and shortly after right again into Hexton Road. The property can be found on the left hand side.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: F

Heating: Gas central heating

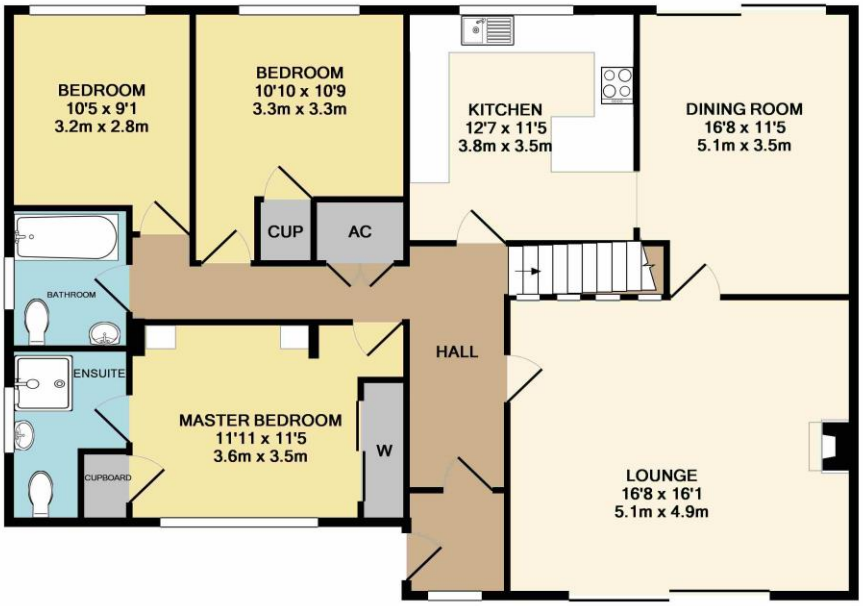
Services: All mains services

Tenure: Freehold

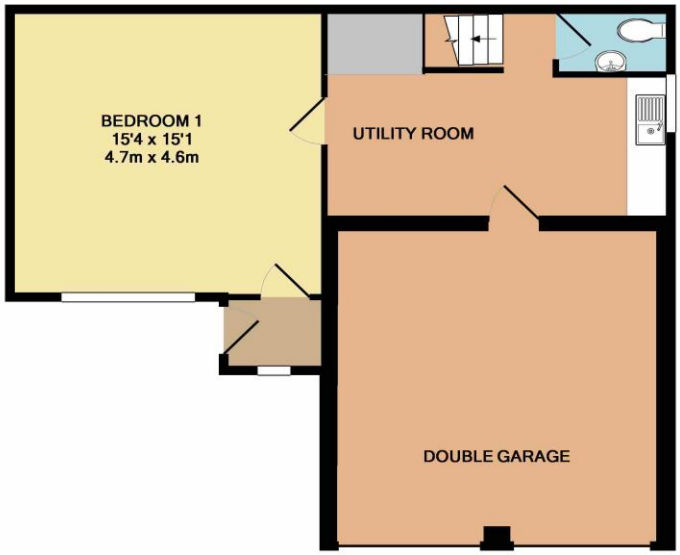
Motorway Links
- M5
- M4

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- M5 / A303
- M4



1ST FLOOR



GROUND 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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