





3 2 1 EPC C

£395,000 Freehold

Dod Lane
Glastonbury, Somerset
BA6 8BZ

COOPER AND TANNER





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Description
Situated in one of Glastonbury's most sought-after locations close to Chalice Hill, this property is within easy reach of Glastonbury Tor and the Town Centre.

The ground floor accommodation is accessed via a good size entrance hall with doors leading to the kitchen, a dual aspect lounge, a modern cloakroom with WC and to the garage. The lounge enjoys a southerly aspect and overlooks the walled garden and St Johns Church in the distance. A contemporary, inset, flame effect fire has been fitted and there are sliding patio doors providing access to the garden. Off here is the dining room which could take on a number of uses and, like the lounge, provides further access to the rear garden. The kitchen is fitted with a modern integrated suite and features a breakfast island that provides seating and further storage. Sliding doors lead to a elevated sun terrace.

Three double bedrooms, a contemporary family bathroom and a large gallery landing are located on the first floor. The two larger bedrooms enjoy views towards the town, whilst southerly views of Chalice Hill can be enjoyed from the front bedroom and the landing. The family bathroom is fitted with a contemporary white suite and benefits from a low level bath and a separate shower cubicle with mains shower facilities. Access to a partially boarded loft can be found on the landing

Outside
Decorative plants and hedging can be found at the front of the property. To one side is an attractive paved driveway leading to an integral garage. Inside the garage is power, light, plumbing facilities, boarded storage and a courtesy door leading into the entrance hallway. The rear garden provides ample space for seating and a separate lawn bordered by established shrubs and decorative plants, with an old feature wall to one side.

Directions
From our Glastonbury office proceed to the top of the High Street turning right onto Wells Road. Continue along this road onto Chilkwell Street then take the second left turning signposted Dod Lane. The property is located in this cul-de-sac on the left-hand side.

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 infants through to secondary education with higher education available at the nearby Strode College. Street caters for a wider variety of shopping needs from its out of town shopping centre, Clarks Village and the Cultural city of Wells lies some 6 miles away. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: D

Heating: Gas central heating

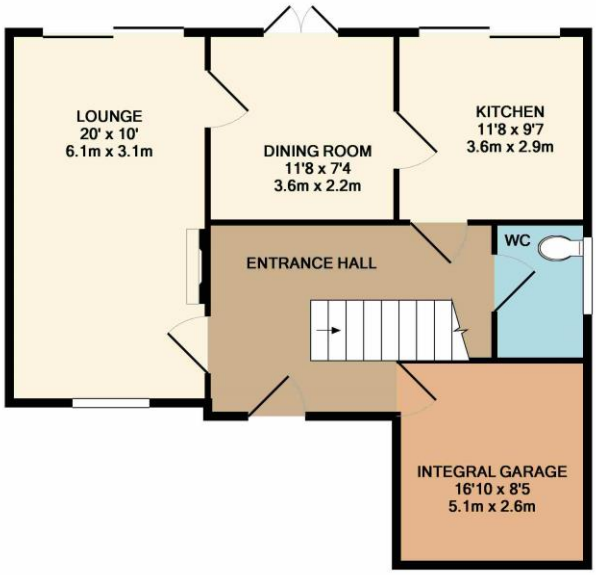
Services: All mains services are connected

Tenure: Freehold

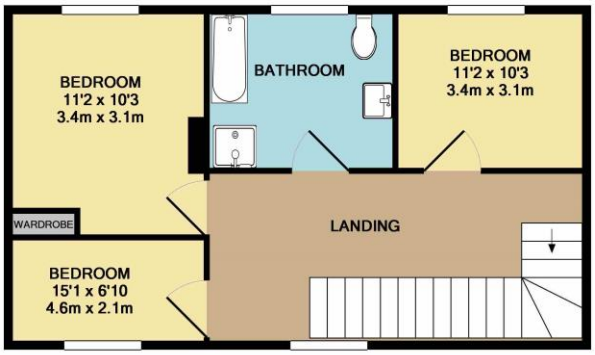
Motorway Links
- M5
- M4

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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