





4 2 1 EPC D

£299,950 Freehold

Abbey Meads
Glastonbury, Somerset
BA6 8EZ

COOPER AND TANNER





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Description
This detached home enjoys a cul-de-sac position on the southern fringes of town, it also benefits from an extended kitchen/diner and south facing garden

The entrance hallway provides access to a well-proportioned sitting room that includes a front aspect, doors then lead to a second reception room, currently used as a treatment room by our vendor. Further access to a downstairs WC, a garage and the south facing, extended kitchen/diner can be found off the inner hallway. The kitchen enjoys plenty of storage units that include an integrated oven and gas hob. An archway leads into dining area, this excellent size room enjoys an abundance of light and overlooks the south facing rear garden. French doors also provide access out onto the garden.

Upstairs are four bedrooms and a recently modernised bathroom, featuring a contemporary suite. All bedrooms enjoy either front or rear aspects either towards the Tor or Butleigh Moor. The bathroom comprises a WC, pedestal sink and panelled bath with electric shower over.

Outside
The front driveway offers ample off-road parking and leads up to an integrated garage fitted with power, light and an internal door. The mature rear garden is predominately laid to shingle and offers an abundance of plants, shrubs, well stocked floral borders and a secluded pergola seating area. There is pedestrian side access and a patio area, all enclosed by panelled fence borders.

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.

Directions
From our office proceed down the High Street continuing into Magdelane Street. At the mini roundabout continue straight over and at the top of the hill on the sharp left bend go straight down onto Butleigh Road. Take the first left into Bretenoux Road and then the second left up into Actis Road, Abbey Meads is the second turning on the right hand side.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: D

Heating: Gas Central Heating

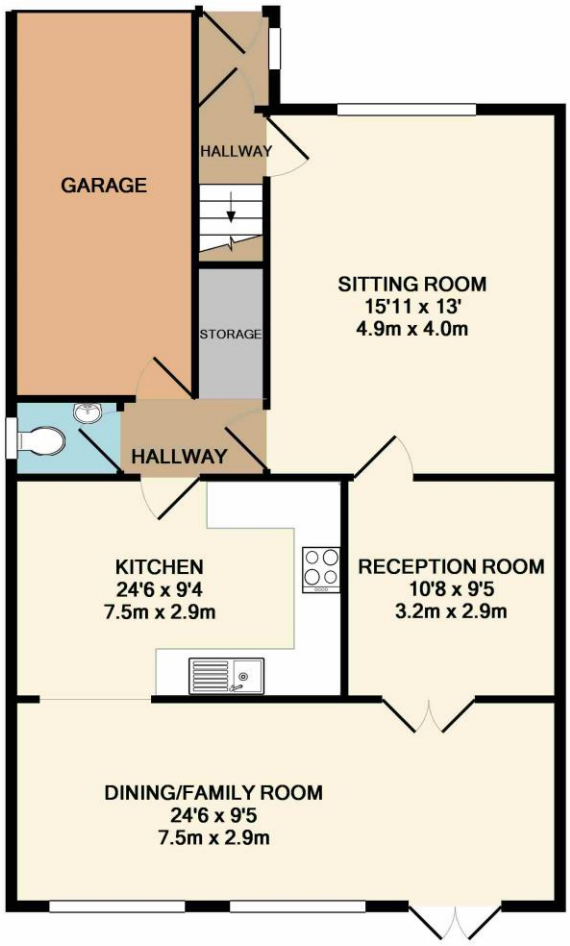
Services: Mains services connected

Tenure: Freehold

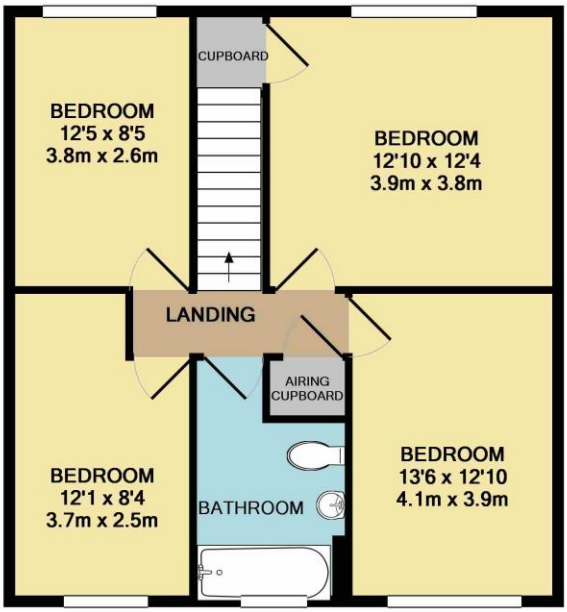
Motorway Links
- M5
- M4

Train Links
- Castle Cary
- Yeovil

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
telephone 01458 831077
41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk

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