



 5  1  2 EPC C

£389,950 Freehold

Hamlyn Road
Glastonbury, Somerset
BA6 8HT

**COOPER
AND
TANNER**



35 Hamlyn Road Glastonbury, Somerset BA6 8HT

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Description

This versatile family home is situated in an elevated cul-de-sac location and has the addition of separate ancillary accommodation and stunning westerly views.

The property benefits from level entry from the driveway, with an entrance hall providing access to the sitting room, kitchen/diner, cloakroom WC and integral garage. The sitting room enjoys stunning westerly views overlooking Glastonbury and the countryside beyond, with French doors leading to a secure balcony, ideal for alfresco dining. The kitchen/breakfast room is fitted with a modern white suite and provides ample space for seating.

Four bedrooms, a utility room and a contemporary bathroom are all located on the ground floor. The two larger bedrooms benefit from built in storage and are located to the rear, each enjoying views over the garden and Wearyall Hill. The bathroom is fitted with a walk in mosaic tile shower area, panelled bath, sink, WC and heated towel rail.

A fifth bedroom can be independently accessed (from Hamlyn Road) and benefits from en-suite shower room facilities. It provides a broad range of uses including AirBnB, studio space or ancillary accommodation.

Outside

A driveway provides parking for at least two vehicles and leads to a single garage with a roller door and power. Steps lead to a large garden and a vast basement storage area housing the gas boiler. The mature tiered garden features raised decorative beds, productive vegetable gardens and a patio seating area. There are two green houses, a feature pond and purpose built timber framed enclosure.

Location

Glastonbury offers a wide variety of amenities to cater for shopping, including local supermarkets. Schooling caters for infants through to secondary education, with higher education 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 distant and mainline trains run from Castle Cary to London Paddington.

Directions

From our Glastonbury office continue to the top of the High Street turning left onto Wells Road. Continue along Wells Road turning right onto Leg of Mutton Road. Hamlyn Road is located on the left hand side.

Local Information Glastonbury

Local Council: Mendip

Council Tax Band: D

Heating: Gas central heating

Services: All mains services connected

Tenure: Freehold



Motorway Links

- M5
- M4



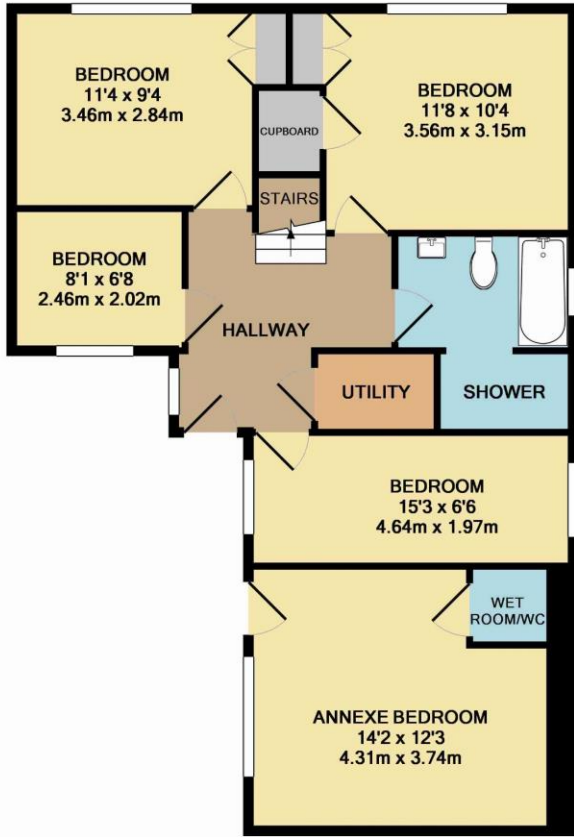
Train Links

- Castle Cary
- Yeovil Junction

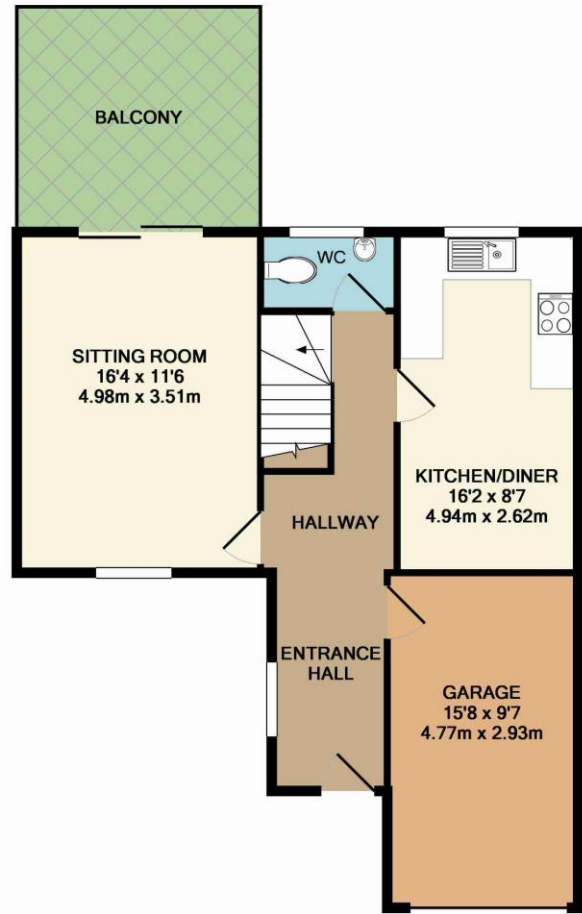


Nearest Schools

- Glastonbury
- Street



GROUND FLOOR
 APPROX. FLOOR
 AREA 756 SQ.FT.
 (70.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 609 SQ.FT.
 (56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)

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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