



 5  3  3 EPC C

£495,000 Freehold

Watts Corner
Glastonbury, Somerset
BA6 8FD

**COOPER
AND
TANNER**



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Description

This substantial family home was built by David Wilson Homes in 2006. Located on the north eastern fringes of Town, the house benefits from no onward chain.

The property is considered to be in one of the more sought-after positions and is a spacious family home which notably includes a fabulous kitchen/breakfast area and landscaped gardens to both the front and rear.

In brief the accommodation comprises: large reception hall, a south facing lounge complete with wood burning stove, a south facing dining room and a separate study. Karndean flooring is laid throughout the reception hall and cloakroom. The remaining ground floor accommodation comprises cloakroom (with WC), a separate utility room and the substantial kitchen/breakfast room. The kitchen/breakfast is fitted with a selection of cream fronted units and includes several integrated appliances, including a new multifunctional AEG double oven and BOSCH induction hob. Further storage, plumbing and side access (to gardens and garage) can be found in the nearby utility room.

There are five double bedrooms including two en-suite bedrooms on the first floor, all of the bedrooms benefit from built in wardrobes. The family bathroom has a separate bath and shower to offer further facilities on this floor. Access to the airing cupboard and loft space can be found on the landing.

Outside

The property is approached via a tarmac driveway, this leads to the detached double garage and the block paved road parking area at the side of the house. The beautifully maintained front and rear gardens have been recently landscaped and now features a variety of block paved pathways boarded by manicured lawns. The south facing rear garden also features a raised sun terrace with pergola, perfect for alfresco dining.

Directions

At the top of the High Street turn left onto Wells Road. Continue to the edge of town and just before the large roundabout turn right into Old Wells Road, the Watts Corner development is on your right-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 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 Paddington.

Agents note

Management fees will apply for this development, to cover maintenance costs for communal gardens etc. Further information is available upon request.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: F

Heating: Gas central heating

Services: All mains services connected

Tenure: Freehold



Motorway Links

- M4
- M5



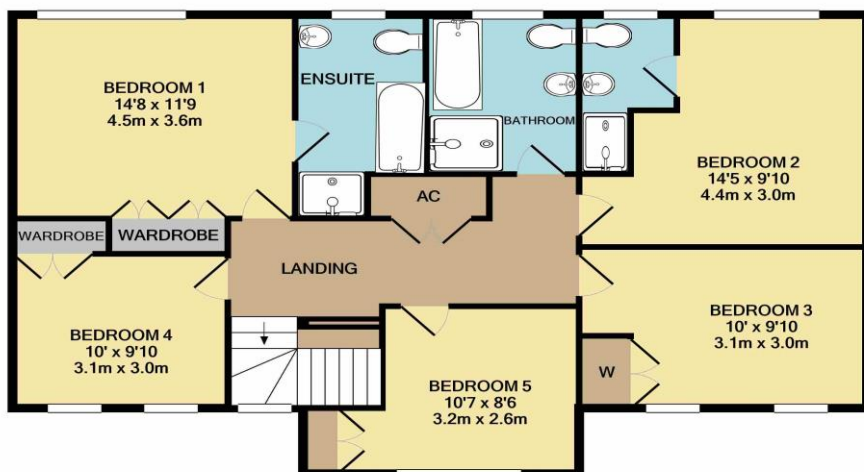
Train Links

- Castle Cary
- Yeovil Junction

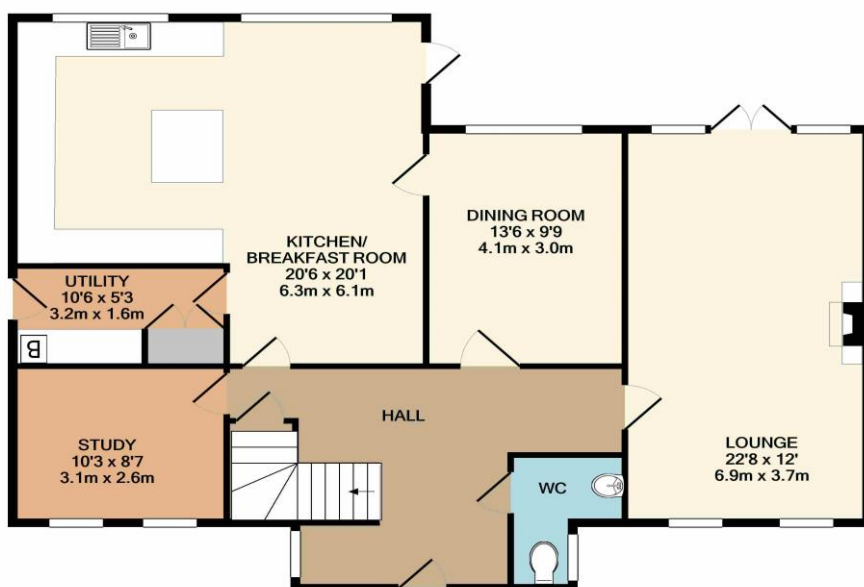


Nearest Schools

- Glastonbury
- Street
- Millfield Prep & Senior Schools



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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