





3 2 1 EPC D

£220,000 Freehold

Windmill Hill Road
Glastonbury, Somerset
BA6 8EF

COOPER AND TANNER




Love

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Description
This very sought after semi-detached home enjoys an elevated position, large gardens and plenty of scope to improve. There are two store rooms and parking.

The internal accommodation is a great size and whilst modernisation is required, there is lots of potential throughout. The sitting room is fitted with a working fire and enjoys a sunny, elevated southerly aspect. At the back of the house is the large kitchen/diner which currently comprises a range of cream fronted units and exposed wood floors. There is plumbing for a washing machine and a dishwasher, along with space for a cooker. Doors lead to a conservatory, pantry cupboard and a sheltered and secure side passage. Two store rooms, a WC and garden access can all be obtained via this passage way.

Three bedrooms and a family bathroom are located on the first floor. The bedrooms offer elevated seasonal views across to Glastonbury Tor and the large garden to the rear. Two of the bedrooms also feature exposed wood floorboards and built in wardrobes. Loft access can be obtained via the landing, which also features exposed wood flooring throughout.

Outside
Ample parking, lawned gardens and side access can be found at the front of the property. The secure and sheltered side passage provides access through to a substantial rear garden. The rear garden offers a superb amount of secure, relatively private space and provides plenty of room to extend out, subject to any permissions. There are variety of mature trees, two good size sheds and fence enclosures on all sides.

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 primary through to secondary education with further education available at the nearby Strode College in Street. Millfield preparatory and senior schools are within close proximity. 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 Glastonbury office, proceed to the top of the High Street and turn left on Wells Road. Take the immediate right hand turning and continue to the top of this road, turning left in Windmill Hill Road. This property is located on the right hand side.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: B

Heating: Gas central heating

Services: All mains services connected

Tenure: Freehold

Motorway Links
- M5
- M4

Train Links
- Yeovil junction
- Castle Cary

Nearest Schools
- Glastonbury
- Street



GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 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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