COOPER & TANNER

THE ART OF AGENCY







Three Hill View, Glastonbury

Detached elevated home featuring stunning 180 degree views and substantial garden, located in a popular cul-de-sac

Guide Price £425,000

To Contact

COOPER & TANNER

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- Superb south westerly views
- Sizeable garden
- Balcony
- Versatile layout
- Up to five bedrooms

Description

The living accommodation enjoys the very best of the views, located at entry level it comprises lounge, kitchen/diner, a study or fifth bedroom, studio (part conversion of garage) and a cloakroom with WC. The kitchen/diner is fitted with a modern white suite and includes a number built in appliances. There is space for a fridge/freezer and a dining table and chairs. This double aspect room enjoys enviable westerly views and further aspect through to the lounge. The lounge is of excellent proportions and is fitted with an attractive coal effect gas fire with marble surround. Sliding doors open out onto a south westerly facing balcony where the best views can be found.

Four bedrooms, an en-suite shower room and a large family bathroom can be found on the ground floor. There are three double bedrooms, two of which enjoy south westerly aspects overlooking Wearyal Hill and the countryside beyond. The master bedroom incorporates a modern en-suite shower room. The hallway gives access to all bedrooms, a separate utility and the garden; further garden access can be obtained via bedroom four.

Outside

Parking for two vehicles is provided via a block paved driveway at the front, this leads up to a part converted garage, providing some storage space and a charging point for an electric vehicle. The rear garden is one of the property's bestselling features and is planted with a number of ornamental trees providing a good deal of privacy. Tiered pathways gently slope down to a larger lawn space at the bottom.

Directions

Proceed to the top of the High Street crossing into Bove Town. Take first left, first right and immediate right again into Three Hill View.

Location

The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. Excellent schooling exists from primary through to secondary, with Millfield and Wells Cathedral Schools nearby, together with 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

Council Tax Band 'D'

Services All main services are connected

Tenure Freehold **EPC Rating** 'C'







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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ROOM DIMENSIONS

- Lounge 18' 4" x 14' 0" (5.60m x 4.28m)
- Kitchen 11' 1" x 16' 8" (3.40m x 5.10m)
- Study/bedroom 5' 10" x 11' 2" (1.79m x 3.41m)
- Studio 10' 5" x 8' 5" (3.19m x 2.57m)
- Bedroom 11' 1" x 12' 2" (3.40m x 3.73m)
- Bedroom 13' 10" x 8' 11" (4.24m x 2.72m)
- Bedroom 8' 11" x 13' 10" (2.74m x 4.24m)
- Bedroom 6' 0" x 11' 1" (1.83m x 3.38m)"





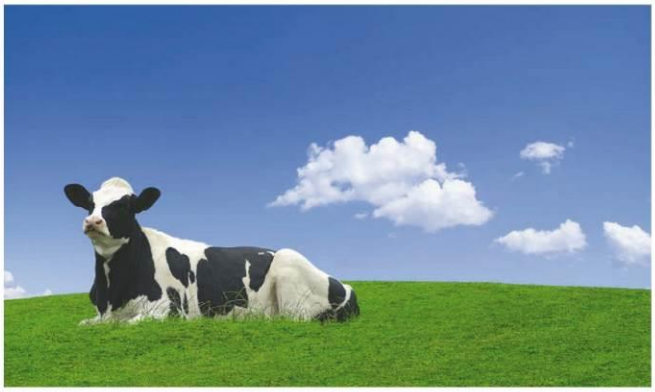
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