



£285,000

At a glance...



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**holland
& odam**

25 The Archers Way
Glastonbury
Somerset
BA6 9JB

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the town centre proceed up the High Street and shortly after passing St John's Church on the left, turn left into The Archers Way where the property will be found just before the junction with St Edmunds Road, on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Electric night storage heaters.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Glastonbury is an historic centre famous for its Tor, picturesque Abbey ruins and many legends. The town provides an eclectic mix of shops along with restaurants and pubs, mainstream supermarkets, health centres, modern library, primary schooling and St Dunstons secondary school. The neighbouring town of Street offers a further choice of shopping with Clarks Village, Strode Sixth Form College and Strode Theatre. Millfield Junior School is on the edge of Glastonbury at Edgarley and St Edmunds Road is equally convenient for Millfield Senior School in Street.

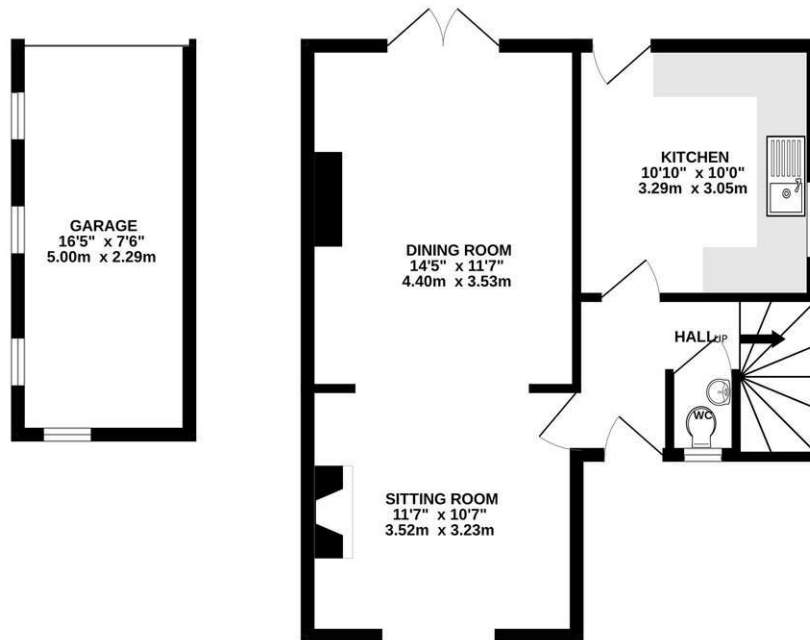
Insight

Conveniently situated within a short, level walk of Glastonbury High Street and local amenities, this substantial semi detached home offers well proportioned accommodation with three bedrooms and generous living space. The former sitting and dining rooms have been opened into one larger reception room, while outside there are established front and rear gardens, driveway parking and a single garage. Offered with vacant possession, the property provides an excellent opportunity for buyers seeking a conveniently positioned family home close to the town centre.

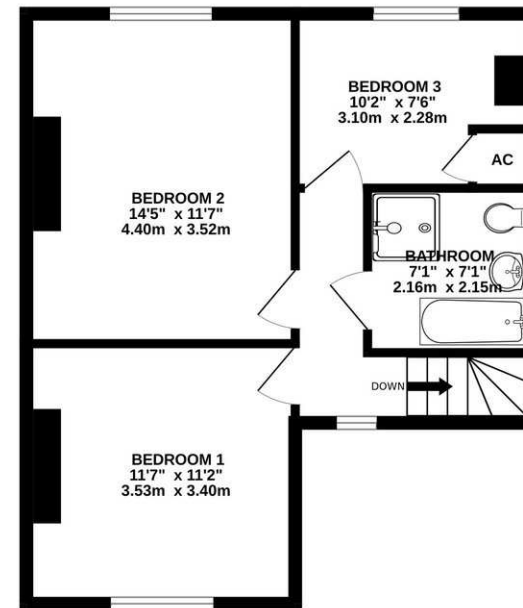
- Substantial semi detached property conveniently situated within a short, level walk of Glastonbury High Street and local amenities, offered for sale with vacant possession.
- Entrance hall with stairs rising to the first floor and a useful WC fitted within the understairs recess, with matching panelled doors opening to the kitchen and sitting room.
- Generous reception room created by opening the former sitting and dining rooms into one larger space, featuring a tiled open fireplace, window to front and double doors opening onto the rear garden.
- Modern kitchen fitted with a range of wall, base and drawer units, with space for an electric cooker, washing machine and upright fridge freezer, plus a part glazed door to the garden.
- Three bedrooms, all featuring exposed wooden floors. Bedrooms one and three overlook the rear garden, while bedroom two faces the front. Bedroom three also contains the airing cupboard.
- Well proportioned family bathroom fitted with a coloured suite comprising a panelled bath, fully tiled shower enclosure with electric shower, wash hand basin and WC.
- Mature front garden and generous rear garden with patio, lawn, gravelled areas, greenhouse, timber summer house and vegetable bed, together with secure gated access. Driveway parking and a single garage approached from the lane behind.



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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