

holland&odam

Sunnyside | Windmill Hill Road | Glastonbury | BA6 8EQ







£325,000

## To View:


Holland & Odam

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Somerset, BA6 9DX

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Energy Rating D

Council Tax Band C

**Services**
Mains electricity, gas, water and drainage are connected. Gas central heating system.

**Local Authority**
Somerset Council
03001232224
somerset.gov.uk

**Tenure**
Freehold

# Sunnyside | Windmill Hill Road | Glastonbury | BA6 8EQ

## Directions

From the town centre proceed up the High Street and at the top of the hill turn left and then immediately right into Bove town. Continue up the hill and around the sharp left hand bend. Turn left into Windmill Hill Road and continue along and around the right-hand bend where the property will be found on the left-hand side.

## Location

The property is situated on the hillside above Glastonbury on a level plot in an established residential area. There is a local convenience store nearby and a regular bus service to the town centre. Glastonbury is renowned for its Tor and Abbey Ruins and offers a good range of shops, banks, supermarkets, public houses, restaurants, schooling and health centres. The Cathedral City of Wells is 6 miles whilst Street is just two miles distant and offers more comprehensive facilities including Strode Theatre, Strode College and Clarks Village with its shopping outlets. There is also straightforward access to the M5 and A303 (for M3) and all major routes.

## Description

Sunnyside is a detached dormer bungalow occupying an elevated position within a small close set off Windmill Hill Road. The versatile accommodation includes two ground floor bedrooms, a sitting room with multifuel stove, kitchen and dining room extension, together with a useful attic conversion and en suite facilities. Ample parking, a garage, sunny rear garden and two substantial outbuildings complete the property.

The enclosed entrance porch opens through a part glazed door into the reception hall, where there is an understair storage cupboard and panelled doors leading to the principal ground floor rooms. The sitting room features a fireplace housing a multifuel stove, together with sliding patio doors opening onto the rear terrace and garden. The kitchen is fitted with a modern range of wall, base and drawer units, an electric Zanussi double oven and four plate ceramic hob, with space for an upright fridge freezer and undercounter dishwasher. An archway opens into the dining room extension, which has a window overlooking the garden and a door into the side entrance porch, where a fully glazed door provides further access outside. The ground floor shower room comprises a walk in enclosure with mains fed shower, vanity wash hand basin and WC. Bedroom one has a recessed bay window to the front, while bedroom two/study also enjoys a front facing aspect and currently provides access to the attic conversion.

An open staircase rises from bedroom two into the attic conversion, where a range of fitted cupboards and drawer units extends across one wall. There is a window to the front and a fully glazed door opening to the roof area above the extension, taking in far reaching southerly and westerly views across Glastonbury and towards the Somerset Levels. The room also includes a wash hand basin and an en suite shower room fitted with a shower enclosure and WC.











The property is approached over a brick paved driveway providing parking for several vehicles and access to the single garage, which has an up and over door and a pedestrian door opening into the rear garden. A paved terrace extends across the rear of the bungalow and enjoys a good degree of sunlight, particularly during the spring, summer and autumn months. Steps descend to the garden, where there are two useful outbuildings. The first is brick built and supplied with power, light and plumbing for a washing machine, with space for a tumble dryer and additional storage. The second is timber clad, insulated and also benefits from power and light, making it ideal for use as a summer house or hobby room. The remainder of the garden is partly laid to lawn and extends to a lower area requiring further cultivation, which formerly provided productive fruit and vegetable beds.

- Detached dormer bungalow situated in an elevated position within a small close set off Windmill Hill Road, enjoying far reaching southerly and westerly views across the town and Somerset Levels.

- Sitting room featuring a fireplace with inset multifuel stove and sliding patio doors opening directly onto the paved rear terrace and garden.

- Modern kitchen fitted with a range of wall, base and drawer units, an electric Zanussi double oven and ceramic hob, together with space for further appliances.

- Dining room extension enjoying a rear facing window, with access into a side entrance porch and through to the terrace and garden.

- Two ground floor bedrooms and a shower room, together with a versatile attic conversion featuring fitted storage, wash basin and an en suite shower room.

- Brick paved driveway providing ample parking for several vehicles and access to the single garage, which benefits from a pedestrian door into the rear garden.

- Southerly facing rear garden with a sunny paved terrace, lawn and two useful outbuildings, both supplied with power and light.



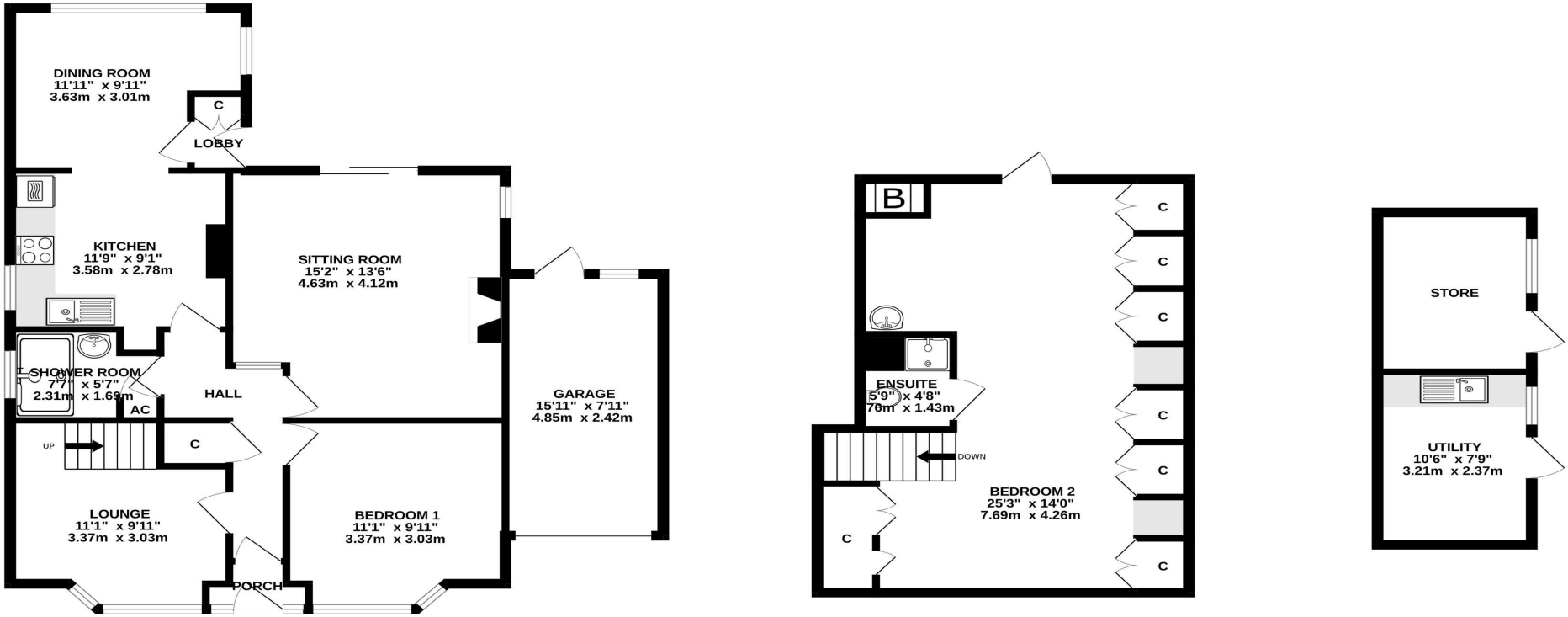




GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

2ND FLOOR
157 sq.ft. (14.6 sq.m.) approx.




TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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