

# The Roman Way

Glastonbury, BA6 8AD

COOPER  
AND  
TANNER



## £500,000 Freehold

An exceptionally versatile property affording far reaching southerly views and the addition of self contained accommodation. The property is situated in one of Glastonbury most popular roads and features a large garden that adjoins open countryside at the rear.

# The Roman Way

## Glastonbury

BA6 8AD

 5  3  2 EPC D

## £500,000 Freehold

### DETAILS

The accommodation is accessed via hallway where doors lead to a modern, recently upgraded kitchen, a separate dining area and a substantial sitting room featuring a wood-burning stove. The sitting room opens into a sun lounge which like the dining area, is located at the rear of the property and enjoys stunning southerly views across open countryside. Behind the kitchen a corridor provides access to a WC and an external door where steps lead down to the lower deck and garden.

Three double bedrooms and an en-suite shower room are situated on the first floor. The two south facing bedrooms including the main bedroom, enjoy elevated views. A spacious, partially insulated loft room fitted with Velux windows can be accessed via a pull-down ladder from the landing.

Returning to the ground floor, stairs lead from the dining area to the lower ground floor, which has been adapted to provide ancillary / holiday let accommodation or additional living space. The accommodation comprises a recently created bathroom, one double bedroom and a bed / sitting room fitted with sliding doors to a decked seating area. There is also a small store housing the boiler and providing plumbing for washing machine.

### LOCATION

The market town of Glastonbury offers a wide variety of amenities in the High Street and several local supermarkets. 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 distant and at Castle Cary mainline trains run to London.

### OUTSIDE

To the front of the property is a pull-in paved forecourt, providing off-road parking for two or three vehicles. There is a single garage to one side with an up and over door. A door at the rear of the garage leads to a decked area, with steps leading down to the lower deck. Further steps lead from here to the private south facing garden, which is partially laid to lawn and features colourful flower beds with mature shrubs and a vegetable patch.

### COUNCIL TAX BANDING

E

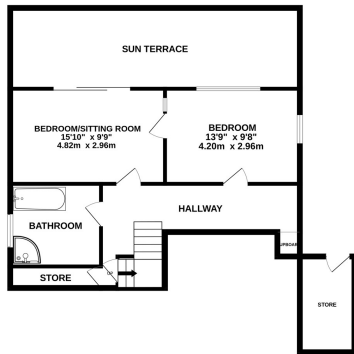
### TENURE

Freehold

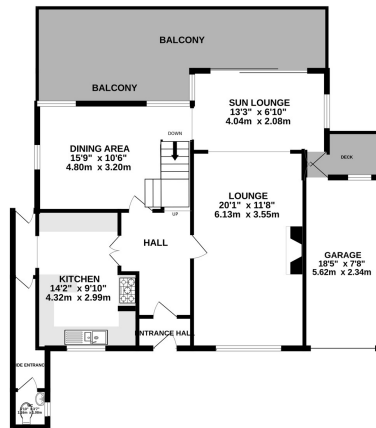




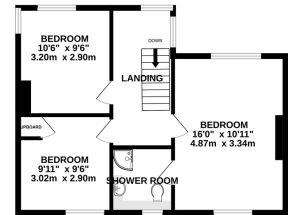
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

[glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

