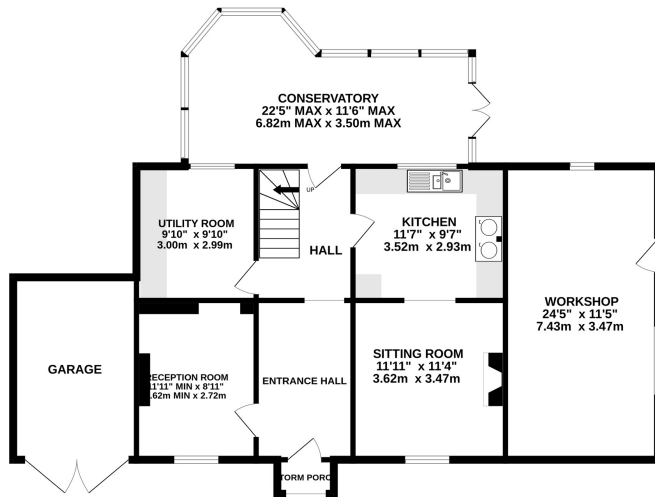# Glastonbury Road

Havyatt, BA6 8LF

£415,000 Freehold

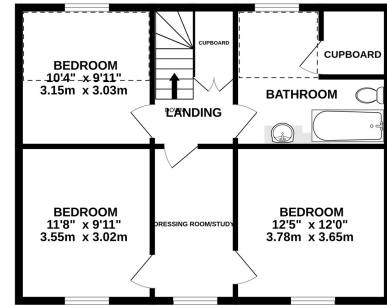🛏 3 🛋 2 🛁 1 EPC E

Description

Brought to market with no onward chain and updated in recent years, this period cottage benefits from flagstone flooring, attractive gardens and countryside views. The ground floor accommodation comprises a sitting room with woodburning stove, kitchen with an Alpha range cooker, a large entrance hall, utility, a further reception room, and a vast conservatory with views over the garden. Stairs lead to three double bedrooms, a spacious landing ideal for a dressing area/study, a family bathroom, and storage. Shingled parking is situated to the front of the property, leading to the garage. The large rear garden features a patio and a lawn bordered by a variety of mature trees and shrubs. There is gated pedestrian access and access to a large workshop.

CONSERVATORY
22'5" MAX x 11'6" MAX
6.82m MAX x 3.50m MAX

UTILITY ROOM
9'10" x 9'10"
3.00m x 2.99m

HALL

KITCHEN
11'7" x 9'7"
3.52m x 2.93m

WORKSHOP
24'5" x 11'5"
7.43m x 3.47m

GARAGE

RECEPTION ROOM
11'11" MIN x 8'11"
3.62m MIN x 2.72m

ENTRANCE HALL

SITTING ROOM
11'11" x 11'4"
3.62m x 3.47m

STORM PORCH

BEDROOM
10'4" x 9'11"
3.15m x 3.03m

CUPBOARD

CUPBOARD

BATHROOM

LANDING

BEDROOM
11'8" x 9'11"
3.55m x 3.02m

DRESSING ROOM/STUDY

BEDROOM
12'5" x 12'0"
3.78m x 3.65m

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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Features

- NO ONWARD CHAIN
- Detached, CHARACTER PROPERTY with WOODBURNING STOVE
- VIEWS over open countryside
- Successfully run self-catering HOLIDAY ACCOMMODATION
- Two reception rooms, plus a conservatory
- Three DOUBLE BEDROOMS
- Large, private, enclosed REAR GARDEN
- Workshop/Outbuilding
- Garage and OFF ROAD PARKING
- Freehold - Council Tax Band E

Local Information

- Council Tax Band E
- Tenure Freehold
- EPC Rating E

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AND
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