

Bread Street

Pilton, BA4 4BQ

COOPER
AND
TANNER



£680,000 Freehold

3 2 2 EPC E

Description

An extensively renovated property situated in the heart of this sought after village, home to the Glastonbury Festival. The property sits in a substantial plot and features a south facing garden adjoining open countryside. The accommodation enjoys a contemporary feel and a spacious entrance hall providing access to all rooms. The impressive kitchen / living area offers plenty of light and ample seating space. There are three double bedrooms, two beautifully finished bathrooms and plenty of internal storage. There is ample off road parking and the benefit of a detached garage to the side of the house. The private rear garden is perfect for families and entertaining, it features a sun terrace, raised decked area and summer house.



Bread Street, BA4

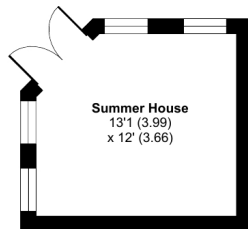
Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 220 sq ft / 20.4 sq m

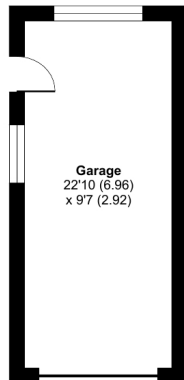
Outbuilding = 149 sq ft / 13.8 sq m

Total = 1524 sq ft / 141.6 sq m

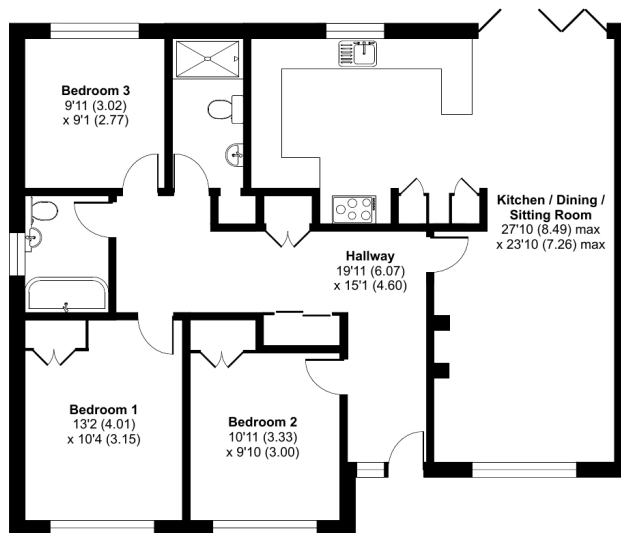
For identification only - Not to scale



Summer House
13'1 (3.99)
x 12' (3.66)



Garage
22'10 (6.96)
x 9'7 (2.92)



Bedroom 3
9'11 (3.02)
x 9'1 (2.77)

Bedroom 1
13'2 (4.01)
x 10'4 (3.15)

Bedroom 2
10'11 (3.33)
x 9'10 (3.00)

Hallway
19'11 (6.07)
x 15'1 (4.60)

**Kitchen / Dining /
Sitting Room**
27'10 (8.49) max
x 23'10 (7.26) max

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cooper and Tanner. REF: 1020556



Features

- Unexpectedly returned to market: ONWARD PURCHASE SECURED - chain complete
- FREE residents GLASTONBURY FESTIVAL TICKETS
- Very sought after position within the village
- Substantial SOUTH facing garden that adjoins open countryside
- Renovated throughout with a contemporary feel
- Approved planning for a rear extension and loft conversion
- Planning application No: 2022/0810/HSE
- 0.25 acre plot
- Detached garage with gym area at the rear
- Freehold - Council Tax Band E

Local Information

- Council Tax Band E
- Tenure: Freehold

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

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 mass statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

