

Martin Street

Baltonsborough, BA6 8QY

COOPER
AND
TANNER



£475,000 Freehold

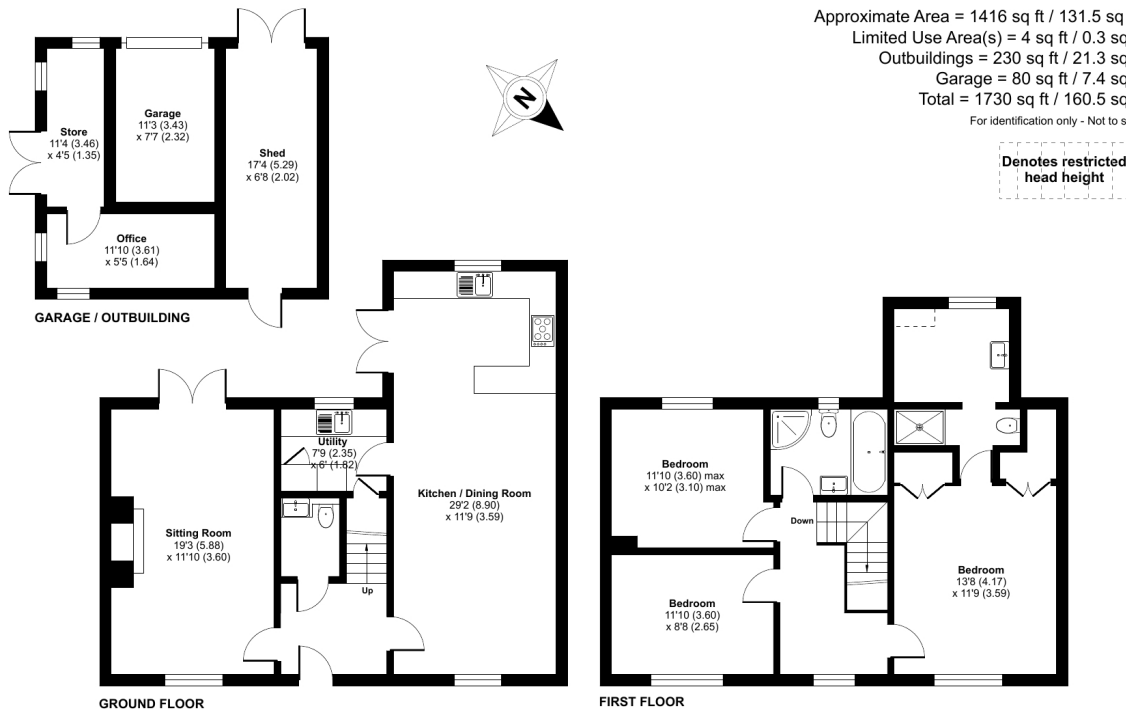
3 1 1 EPC C

Description

Just a short stroll from village amenities including the convenience shop and primary school, this charming three-bedroom cottage-style home blends character with contemporary comfort. Sustainably designed with energy efficient credentials, the property features a spacious open-plan kitchen/dining area, a cosy sitting room with wood burner and French doors for garden access, a utility room and a cloakroom with WC. Upstairs, three generously sized bedrooms include a principal suite with a substantial en-suite shower and a family bathroom. The private, west facing garden incorporates a versatile outbuilding with carport, home office and storage. Residents also enjoy part ownership of a nearby paddock,

Martin Street, Baltonsborough, Glastonbury, BA6

Approximate Area = 1416 sq ft / 131.5 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Outbuildings = 230 sq ft / 21.3 sq m
 Garage = 80 sq ft / 7.4 sq m
 Total = 1730 sq ft / 160.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1360563



Features

- Home office, store and garage
- Access and part ownership of neighboring paddock
- Wood burner in sitting room
- Walking distance of village school, public house and convenience store
- Utility room and cloakroom with WC
- Freehold - Council Tax Band E
- Sustainably designed with energy efficiency as a key feature

Local Information

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

GLASTONBURY OFFICE

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

