

# Hamlyn Road

Glastonbury, BA6 8HS

COOPER  
AND  
TANNER



£315,000 Freehold

3 2 1 EPC D

## Description

Situated in an elevated location within easy access to Glastonbury Town Centre, this three-bedroom home enjoys a well-appointed and practical layout that suits both families and professionals. The accommodation is well presented throughout with several rooms featuring stunning views. There is a lounge/diner enjoying fabulous views and featuring a wood burning stove, a separate study and a modern kitchen complete with separate utility space at one end. There are three first floor bedrooms, including two large double bedrooms, and a modern family bathroom. A raised decked seating area is located at the rear providing low maintenance space to enjoy alfresco dining. There is also a garage and a secure parking space, located below the decking.

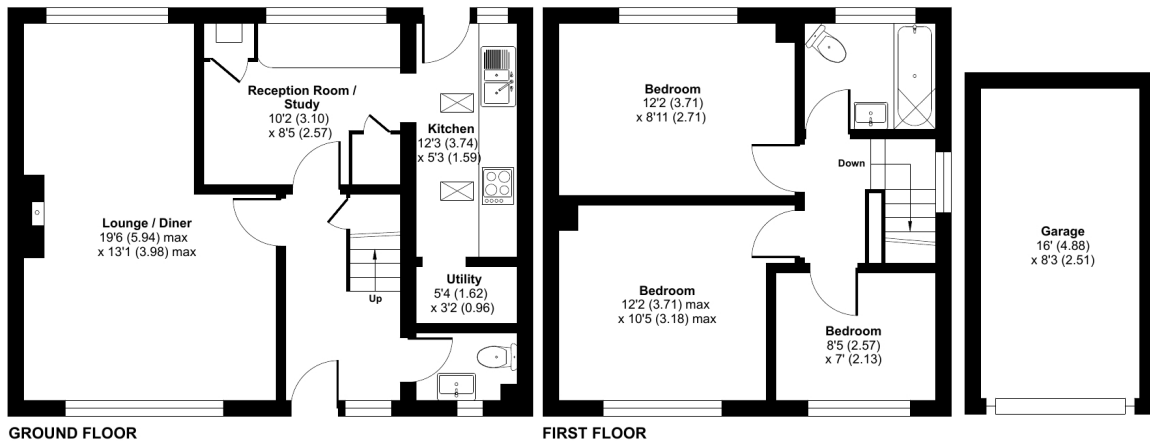
## Hamlyn Road, Glastonbury, BA6

Approximate Area = 877 sq ft / 81.4 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1009 sq ft / 93.6 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: 1345084



### Features

- Extensive views across Glastonbury
- Separate utility area
- Garage and off road parking
- Two reception rooms
- Lounge/diner with wood burner
- Exposed wood floorboards in several rooms
- Raised decked seating area enjoying fabulous views
- Freehold - Council Tax C

### Local Information

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

#### GLASTONBURY OFFICE

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