

Leg of Mutton Road

Glastonbury, BA6 8HJ

COOPER
AND
TANNER



£425,000 Freehold

 3  1  1 EPC C

Description

Available for the first time in over 30 years, this three-bedroom home occupies a sought-after elevated position with superb views over Glastonbury and the surrounding countryside. The first floor features spacious living areas, including a lounge/diner with balcony and a kitchen/breakfast room, both enjoying the outlook. A utility room offers additional storage and garage access, with a cloakroom completing this level. The ground floor provides three bedrooms with built-in storage, a family bathroom, and a conservatory. Outside, there is a driveway leading to a single garage, and a generous west-facing rear garden.

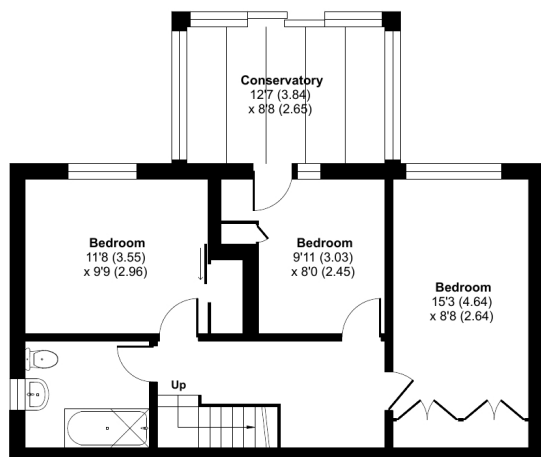
Leg Of Mutton Road, Glastonbury, BA6

Approximate Area = 1357 sq ft / 126 sq m

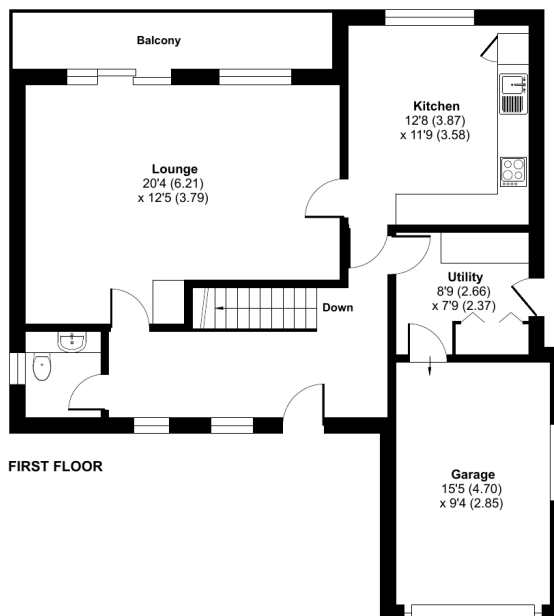
Garage = 152 sq ft / 14.1 sq m

Total = 1509 sq ft / 140.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1389206



Features

- A truly rare opportunity, offered to the market for the first time in over 35 years.
- Exceptionally sought after location, providing easy access to the Town Centre
- No onward chain
- Conservatory
- Garage and off road parking
- Separate utility room
- Superb, westerly views enhanced via a balcony off lounge
- Freehold - Council Tax Band E

Local Information

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

GLASTONBURY OFFICE

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