

# Leg of Mutton Road

Glastonbury, BA6 8HJ

COOPER  
AND  
TANNER



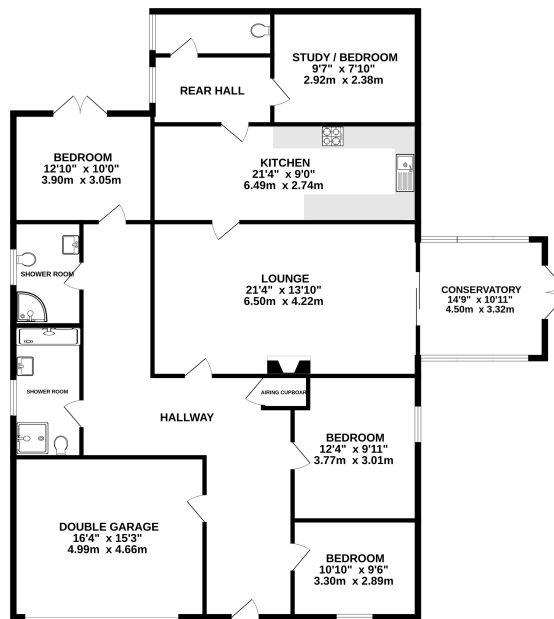
£390,000 Freehold

🛏️ 4 🛋️ 2 🚿 2 EPC D

## Description

An opportunity to acquire a substantial bungalow located in a sought after and rarely available location close to the Town Centre. The property benefits from a vast amount of off road parking, a double garage and no onward chain. The property does require modernisation but offers plenty of scope to improve and extend, subject to relevant permissions. There are four bedrooms, two shower rooms, a modern kitchen and substantial lounge providing access to the West facing conservatory. The property is approached via a sweeping driveway which leads up to the double garage. There is a West facing garden featuring a attractive raised decked seating area and a smaller courtyard located to the rear of the property.

GROUND FLOOR  
2080 sq.ft. (193.3 sq.m.) approx.



TOTAL FLOOR AREA - 2080 sq.ft. (193.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 vendor, agent and any other persons named herein have not been licensed and no guarantee is to their quality or reliability can be given. Made with Metropix E2021



## Features

- NO ONWARD CHAIN
- DOUBLE GARAGE
- Parking for multiple vehicles
- Only a few minutes walk from Glastonbury Town Centre
- In accordance with Section 21 of the Estate Agents Act 1979 (Declaration of Interest) we have a duty to inform potential purchasers of this property that the vendor is an employee of Cooper and Tanner
- Freehold - Council Tax Band E

## Local Information

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

### GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

[glastonbury@cooperandtanner.co.uk](mailto: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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

