

# Austin Road

Glastonbury, BA6 9BD

COOPER  
AND  
TANNER



£260,000 Freehold

3 1 1 EPC C

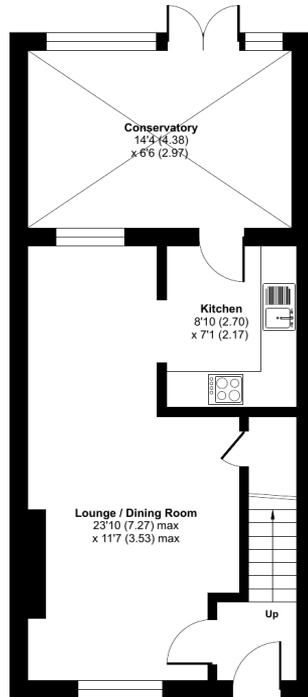
## Description

A beautifully presented, recently upgraded home set on the edge of one of Glastonbury's long-established and sought-after developments. The property now offers a fresh, contemporary feel. The lounge/diner features a newly installed wood burner, creating a warm focal point. The stylish and efficiently arranged kitchen sits to the rear of the home and leads directly into the conservatory which extends the living space and provides garden access. Upstairs, has been reconfigured to provide three well-proportioned bedrooms, including two comfortable doubles, along with a sleek and modern shower room. The low maintenance, west facing rear garden includes a shed, ample space for seating and pedestrian rear access.

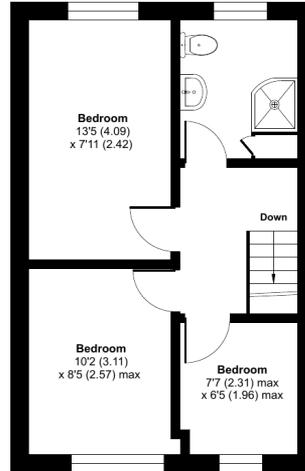
## Austin Road, Glastonbury, BA6

Approximate Area = 854 sq ft / 79.3 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 2026. Produced for Cooper and Tanner. REF: 1400555



### Features

- Immaculately presented
- Conservatory
- Wood burner in sitting room
- Re-decorated throughout for a contemporary and modern feel
- West facing garden with rear access
- Walking distance from the Town Centre and bus stop
- Freehold - Council Tax Band B

### Local Information

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

#### 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.

