

# Leg Of Mutton Road

Glastonbury, BA6 8HJ

COOPER  
AND  
TANNER



£620,000

4 2 2 EPC C

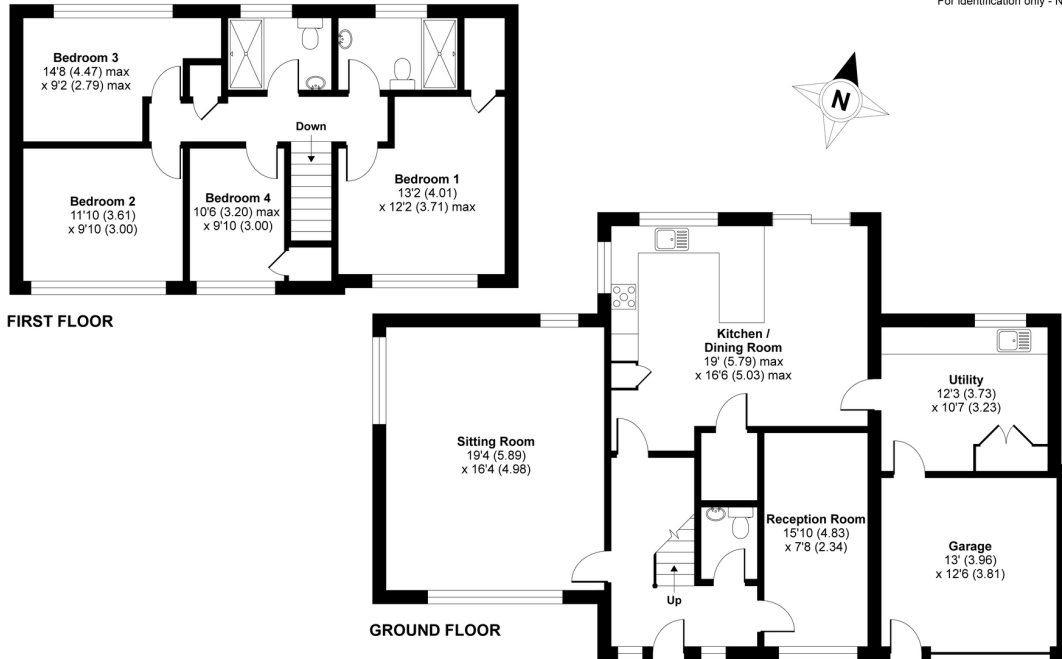
## Description

The internal accommodation enjoys a bright, contemporary feel and each room is of excellent proportions. The dual aspect lounge includes a large fireplace, whilst the kitchen (located at the rear) overlooks the lawned garden and features a well appointed, contemporary suite. There is ample space for dining as well as access to a substantial utility and the rear garden via sliding doors. An additional reception room and cloakroom with WC complete the ground floor layout. Four bedrooms and a modern family bathroom are located on the first floor. The two larger bedrooms offer far reaching views towards Brent Knoll. Gardens and parking are plentiful, the rear is primarily laid to lawn and features a vast raised terrace.

## Leg Of Mutton Road, Glastonbury, BA6

Approximate Area = 1930 sq ft / 179.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Cooper and Tanner. REF: 773329



### Features

- NO ONWARD CHAIN
- Extensively renovated
- Very sought after, ELEVATED location
- Underfloor Heating (downstairs)
- Westerly facing gardens WITH VIEWS
- SEPERATE UTILITY ROOM
- Four DOUBLE bedrooms
- Substantial, Kitchen/breakfast room
- New central heating system and fully re-wired
- Studio space (formerly the garage)

### Local Information

- Council Tax Band E
- Tenure
- 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 rep representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

