

# Austin Road

Glastonbury, BA6 9BB

COOPER  
AND  
TANNER



£335,000 Freehold

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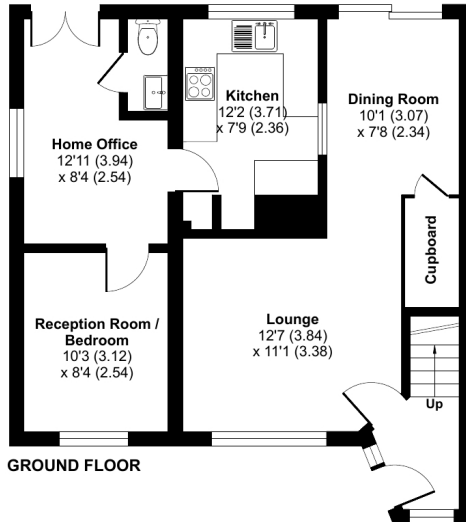
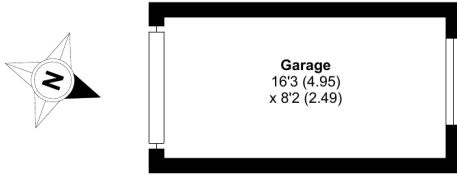
## Description

Updated in recent years by our vendor, this versatile, extended home benefits from Mendip views, three reception rooms, off road parking and a single garage. The spacious ground floor accommodation features an open plan lounge and dining room, kitchen, home office, WC, and a further reception room which could be used as an additional bedroom. Four bedrooms, a shower room, airing cupboard, and a large storage cupboard are situated on the first floor. The main garden is situated to the front of the property and offers decent levels of privacy; a raised shingled area planted with rose bushes is situated to the side, and a low maintenance garden, with pedestrian side access, is situated to the rear of the property.

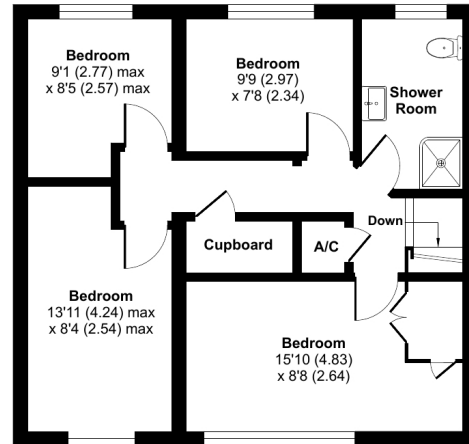
## Austin Road, Glastonbury, BA6

Approximate Area = 1219 sq ft / 113.2 sq m  
Garage = 133 sq ft / 12.3 sq m  
Total = 1352 sq ft / 125.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1087996



### Features

- NO ONWARD CHAIN
- Extensively modernised by the current vendor
- Annex potential (STPP)
- Three reception rooms, offering versatile living space
- Four bedrooms (three doubles & one generous single)
- Recently updated boiler and electrics
- Ample storage
- Cloakroom WC
- OFF ROAD PARKING and DETACHED GARAGE
- Freehold - Council Tax Band C

### Local Information

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

#### GLASTONBURY OFFICE

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