



£298,000

At a glance...



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**holland
& odam**

23 Mill Leat
Baltonsborough
Somerset
BA6 8HX

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From Street and Glastonbury proceed to Baltonsborough. Pass over the hump back bridge and continue towards Baltonsborough. Upon reaching a sharp left hand bend turn take the immediate right into the cul-de-sac. Number 23 can be found on the left hand side

Services

Mains electricity, water and drainage are connected. Oil fired central heating system, Calor gas used for the Rayburn

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold



Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the infamous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury.

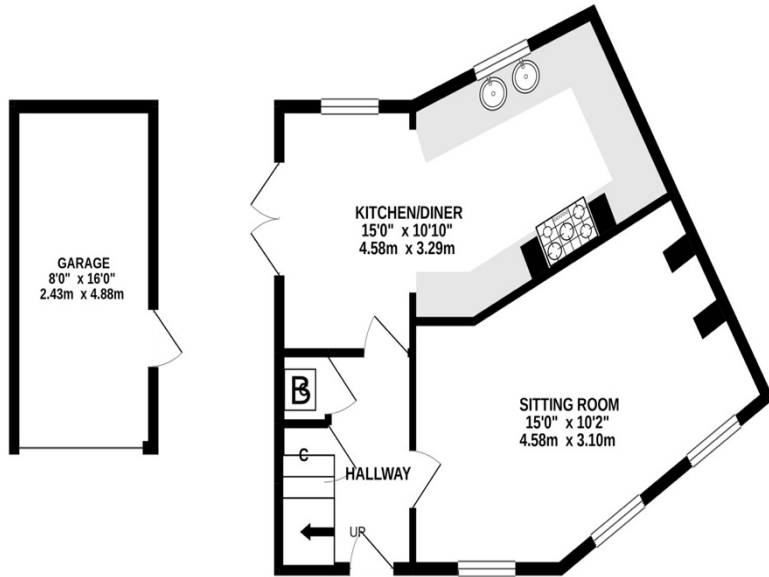
Insight

A well-appointed and spacious semi-detached house, situated towards the outskirts of the village in a peaceful location and a short walk from the local school. Additional to the ground & first floor accommodation there are two rooms located in the attic (no buildings regs), which would be ideal for working from home. Outside there is a garden to the rear with access to driveway parking and the single garage.

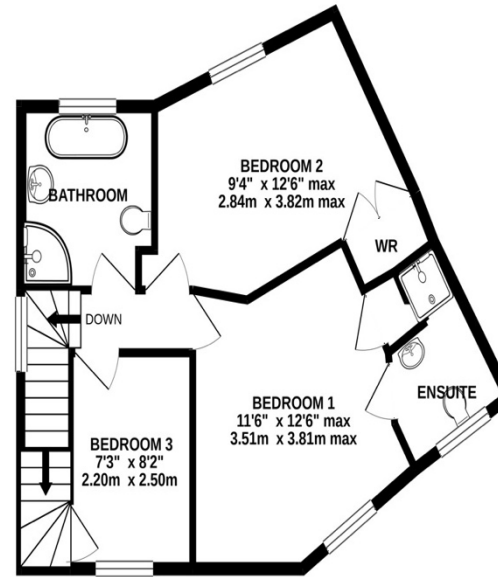
- 🌿 Open fronted porch opening into the hallway, with stairs to the first floor and doors leading off to a cloakroom and ground floor accommodation
- 🌿 Generous sized sitting room with a triple aspect to the front and feature fireplace
- 🌿 The kitchen is well-appointed with attractive wall panelling with french doors opening onto the outside terrace. Range of oak fronted units incorporating a recess with a Calor gas range cooker and space for a fridge/freezer.
- 🌿 On the first floor landing there is a window with wooden ledge & brace doors opening to the the family bathroom and three bedrooms. Bedroom one having an en-suite shower room
- 🌿 The family bathroom is fitted with a white suite including a roll top bath, separate shower enclosure, WC and wash hand basin. There is also an airing cupboard in the corner
- 🌿 The attic room provides two separate rooms with eaves storage, ideal for working from home
- 🌿 Outside double wooden gates open to the driveway leading to the single garage supplied with power, light and a personal door. Open to the garden laid to lawn with a raised deck and pergola



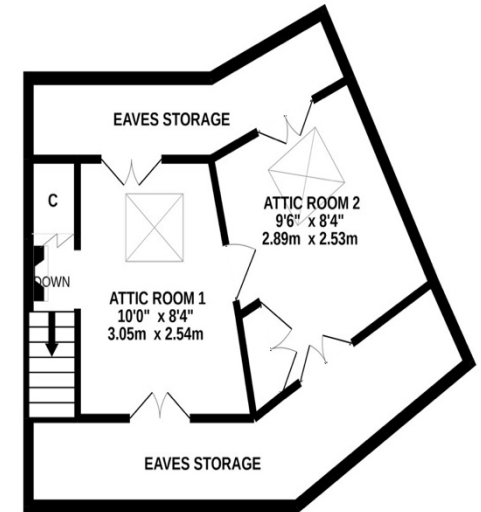
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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