



£275,000

At a glance...



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**holland
& odam**

23 Avalon Estate
Glastonbury
Somerset
BA6 9AA

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the hill turn left into Wells Road and continue, passing the cemetery on the right. Turn right into the development and then proceed almost to the end of the road where the property can be found on the left hand side on the corner.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated at the end of a cul-de-sac on the popular Avalon development approximately three quarters of a mile from the High Street with its good range of shops, banks, supermarkets, health centres, restaurants, cafes and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball (Junction 23) is some 14.5 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

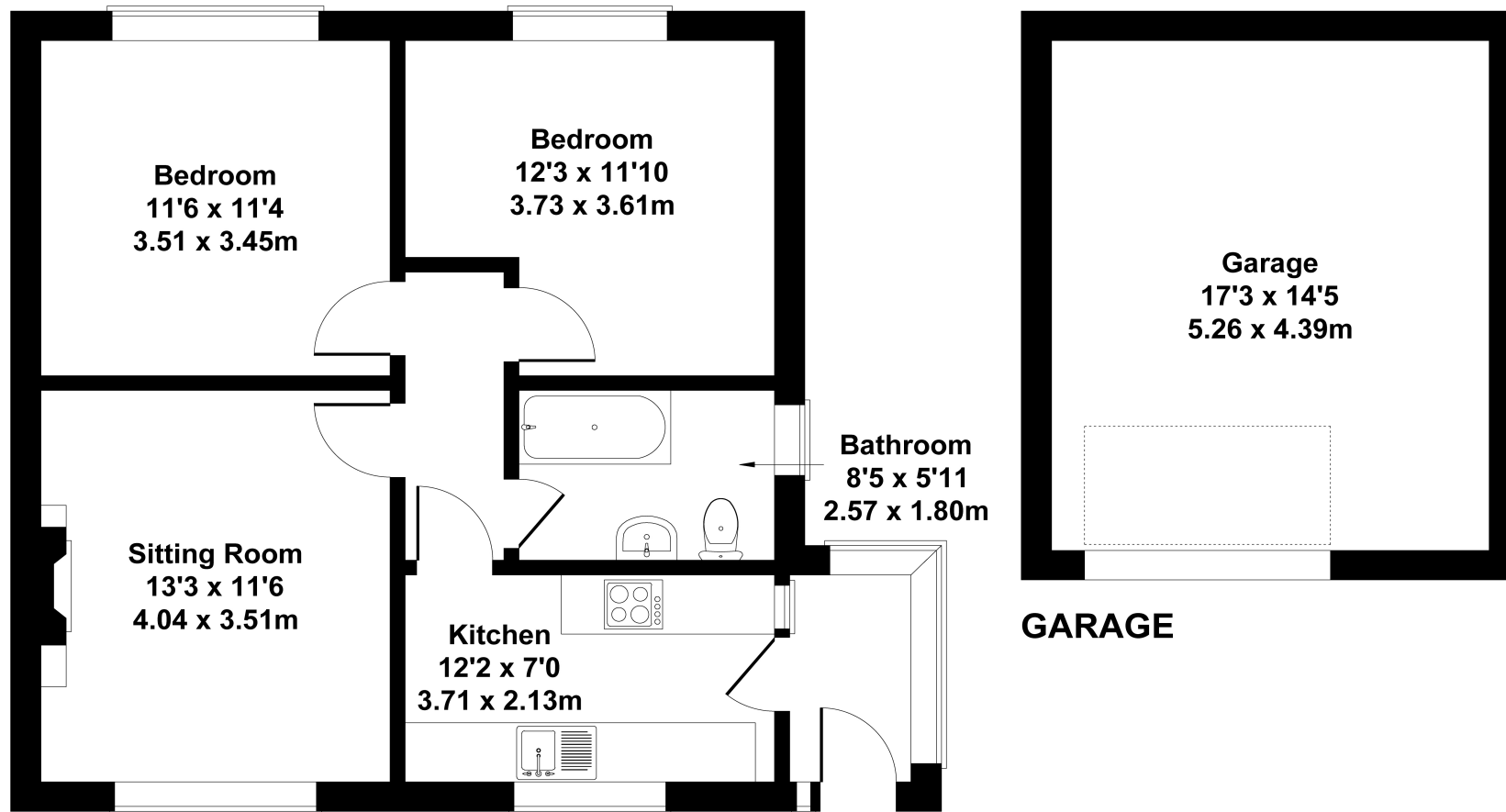
Offering generous gardens, ample parking and a large garage, this two bedroom semi-detached bungalow occupies a convenient position on the edge of town. Inside are a spacious sitting room, fitted kitchen and two comfortable double bedrooms, while gardens extend to the front, side and rear. The property is also offered for sale with no onward chain.

- Two bedroom semi-detached bungalow offering well-proportioned accommodation throughout, available to purchase with no onward chain
- Spacious sitting room enjoying an elevated front aspect, with a flame-effect gas fire providing an attractive focal point
- Fitted kitchen with integrated gas oven and hob, overlooking the front garden, with access via a useful entrance porch/sunroom
- Two comfortable double bedrooms, both enjoying pleasant rear aspects overlooking the enclosed garden
- Generous gardens extending to the front, side and rear of the bungalow, predominantly laid to lawn, with the rear garden securely enclosed
- Large single garage offering excellent storage and potential for conversion, subject to obtaining the necessary consents
- Long private driveway providing ample off-street parking for numerous vehicles
- Convenient edge-of-town location, within easy reach of the town centre on foot and situated on a bus route for straightforward access



23 Avalon Estate

Approximate Gross Internal Area
886 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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