

St Michaels Cottages
30 Hill Head
Glastonbury
BA6 8AW
£320,000

JEANES
HOLLAND
BURNELL



Charming detached period cottage, having considerably improved and updated in recent years, affording an elevated location with stunning views to the rear over the town and to the Mendip Hills in the distance.

In brief the flexible accommodation comprises; hall, utility, cloakroom, bathroom, kitchen, breakfast/morning room, dining room, lounge, five bedrooms and shower room. Gardens to front and rear. Gas fired central heating and double glazing.

REF: AIG0748

Telephone: 01458 833123

www.jeaneshollandburnell.co.uk

30 Hill Head, Glastonbury

LOCATION:

The property is situated in an elevated position above the town approximately half a mile from the High Street with its good range of shops, banks, restaurants, supermarkets, health centres, public houses etc. 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 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The M5 can be accessed at Dunball (Junction 23) some 14 miles distant, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

DIRECTIONS:

On entering Glastonbury from Street/Bridgwater (A39) at the main roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, turn right into Hill Head where the property will be found on the right shortly after the turning into Hill Head Close.

ACCOMMODATION

All measurements are approximate.

GROUND FLOOR

Handmade oak front entrance door with stained glass insert opening to:

ENTRANCE HALL

Boiler cupboard housing the gas fired central heating boiler. Ceramic tiled floor. Radiator. Picture window to side. Doors off and leading to:

CLOAKROOM

Suite comprises of a WC and wash hand basin. Radiator. Velux roof light.

UTILITY ROOM 6' 1" x 4' 10" (1.85m x 1.47m)

Fitted work surface with space and plumbing for a washing machine. Ceramic tiled floor. Radiator. Window to front. Opening to kitchen and further door to:

BATHROOM

Suite comprises of a panelled bath and wash hand basin. Radiator. Window to side.

KITCHEN 11' 0" max x 10' 4" (3.35m x 3.15m)



Fitted with a range of bespoke wall and base mounted units having wood block work surfaces over, plate rack, deep butlers sink with adjoining wooden draining boards. Gas and electric cooker point. Matching downlighters. Ceramic tiled floor. Radiator. Door to dining room and further glazed panels with central opening to:

BREAKFAST/MORNING ROOM 16' 0" x 8' 4" (4.87m x 2.54m)



Window affording views over the town the Mendip Hills in the far distance. Radiator. Fitted book shelves. Casement door to rear garden.

DINING ROOM 15' 2" x 14' 8" (4.62m x 4.47m) maximum overall measurement

Window to front with additional window to rear having views over the town. Door concealing stairs rising to first floor landing. Cast iron fireplace with tiled hearth. Understair store cupboard. Flagstone floor. Fitted book shelves. One wall light point. Radiator. Part glazed handmade door to front. Door to sitting room and opening to:



STUDY AREA

Window to rear. Radiator.

SITTING ROOM 14' 0" x 12' 2" (4.26m x 3.71m)



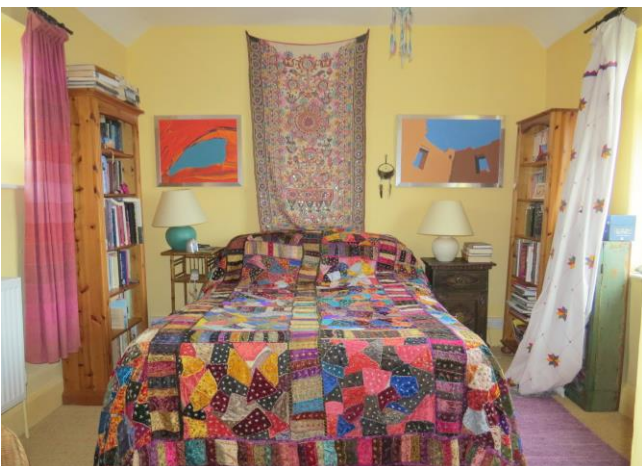
Two windows to front. Wide fireplace with inset multi fuel stove, set on a brick hearth. Timber mantel surround. Fitted shelves. Flagstone floor. Two wall light points. Radiator.

FIRST FLOOR

LANDING

Pine doors off and leading to:

BEDROOM ONE 11' 0" max x 10' 5" (3.35m x 3.17m)



A bright dual aspect room with a high ceiling. Window to the south elevation affording views to Butleigh moor. Further window to the rear, benefiting from far reaching views over the town, to the Mendip Hills in the distance. Cast iron fireplace. Radiator.

BEDROOM TWO 12' 3" x 6' 6" (3.73m x 1.98m)



Window to front. Radiator.

BEDROOM THREE 12' 3" x 7' 1" (3.73m x 2.16m)

Velux roof light to the rear with a picture window to the side. Radiator.

AGENTS NOTE

Formerly, Bed two and three formed one master bedroom and by removing the partition wall, it could easily be returned to one room measuring 13'7" x 12'3".

SHOWER ROOM

Recently updated to provide a shower enclosure, fully tiled with an electric shower, wash hand basin and WC. Window to front. Radiator.

BEDROOM FOUR 9' 4" x 6' 7" (2.84m x 2.01m)

Window to the rear with far reaching views over the town roof tops. Radiator. Door to:

DRESSING ROOM/STUDY 7' 0" x 5' 0" (2.13m x 1.52m)

Window to rear with far reaching views. Radiator.

BEDROOM FIVE 9'4" x 5'8" (2.84m x 1.73m)


Window to front. Radiator

OUTSIDE

The property is approached from the front through a ledged and braced entrance gate to an enclosed front garden area which comprises: flagstone seating area, raised decorative borders, established climbers and a screening boundary hedge. A pathway leads to the side of the cottage to the rear which comprises: full length seating area, level lawn and decorative borders with established shrubs. Timber storage shed. Wood store and compost bunker.



Energy Performance Certificate



30, Hill Head, GLASTONBURY, BA6 8AW

Dwelling type: Detached house	Reference number: 8735-6027-7080-9273-8992
Date of assessment: 17 March 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 March 2015	Total floor area: 130 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,959
Over 3 years you could save	£ 2,304

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 213 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 2,304 over 3 years </div>
Heating	£ 4,326 over 3 years	£ 2,217 over 3 years	
Hot Water	£ 336 over 3 years	£ 225 over 3 years	
Totals	£ 4,959	£ 2,655	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(87-91) B		
(82-86) C		
(77-81) D		
(72-76) E		
(67-71) F		
(62-66) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,125	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 711	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rates). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

NOTICE

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. Buyers should obtain verification from their Solicitor. Please check the availability of any property before travelling any distance to view.

DATA PROTECTION

Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us

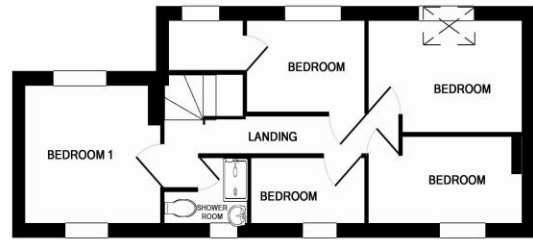
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Jeanes Holland Burnell offers a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

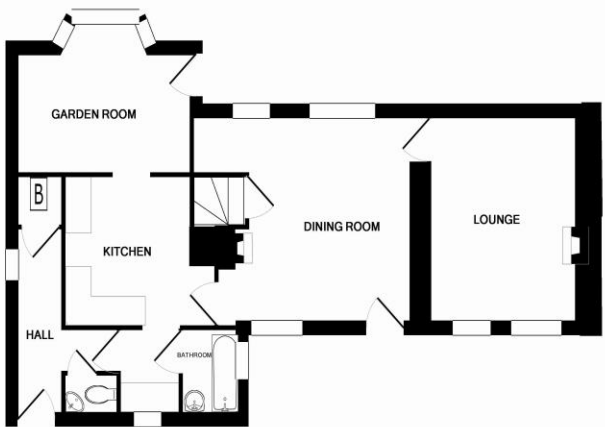
FINANCIAL SERVICES

Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance and Mortgage Services.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. Written quotations are available on request.



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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