

7 Dod Lane | Glastonbury | BA6 8BZ

FREEHOLD

£425,000

## PROPERTY SUMMARY



Nestled in the charming area of Dod Lane, Glastonbury, this delightful detached four bedroom house presents an excellent opportunity for those seeking a spacious family home. While the house is in need of some modernisation, it provides a blank canvas for potential buyers to create their dream living space. The desirable location adds to the appeal, with the vibrant town of Glastonbury and its rich history just a stone's throw away. For those with vehicles, the property features off-road parking for several vehicles and a garage, ensuring convenience and ease of access. With its ample space and potential, this detached house on Dod Lane is a rare find in a sought-after area, this property is well worth a visit.

### Entrance Hall

8'11 x 10'9 (2.72m x 3.28m)

Stairs to first floor. Doors leading to kitchen and lounge/diner.

### Lounge/Diner

19'10" x 17'10" (6.07m x 5.46m )

L shaped room. Three radiators. Feature fireplace. Triple aspect UPVC double glazed windows to front, side and rear. UPVC double glazed sliding doors to rear garden. Door leading to kitchen.

### Kitchen

11'9 x 9'9 (3.58m x 2.97m)

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Space and plumbing for a washing machine. Space for a cooker. Cooker hood. Radiator. UPVC double glazed windows to rear. UPVC double glazed door leading to side access. Door leading to shower room.

### Shower Room

8'4 x 6'3 (2.54m x 1.91m)

Double walk in shower. Radiator. UPVC double glazed window to front. Door leading to WC.

### WC

Low level WC.

### Landing

Doors leading to bedrooms, one, two, three, four and family bathroom.

### Bedroom One

13'8 x 10'6 (4.17m x 3.20m)

Radiator. Built in wardrobe. Dual aspect UPVC double glazed windows to front and side. Walk in shower.



Detached House  
Kitchen  
Lounge/Diner  
Downstairs Shower Room  
Four Bedrooms  
Family Bathroom  
Enclosed Rear Garden  
Front Garden  
Garage  
Off Road Parking



## INTERESTED IN THIS PROPERTY

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### Bedroom Two

9'8 x 10'3 (2.95m x 3.12m)

Radiator. UPVC double glazed window to rear.

### Bedroom Three

10'7 x 6'0 (3.23m x 1.83m)

Radiator. Built in storage cupboard. UPVC double glazed window to front.

### Bedroom Four

8'11 x 6'1 (2.72m x 1.85m)

Radiator. Storage cupboard. UPVC double glazed window to front.

### Bathroom

Low level WC, wash hand basin and panelled bath with shower over. Radiator. Storage cupboard. UPVC double glazed obscure window to rear.

### Rear Garden

Garden laid to lawn, enclosed with wooden fencing and brick wall. Pathway leading to a potting shed. Variety of plants, shrubs and bushes. Patio and entertaining area.

### Front Of Property

Garden laid to lawn enclosed with hedging. Door leading to side access. Driveway providing off road parking for several vehicles. Garage.

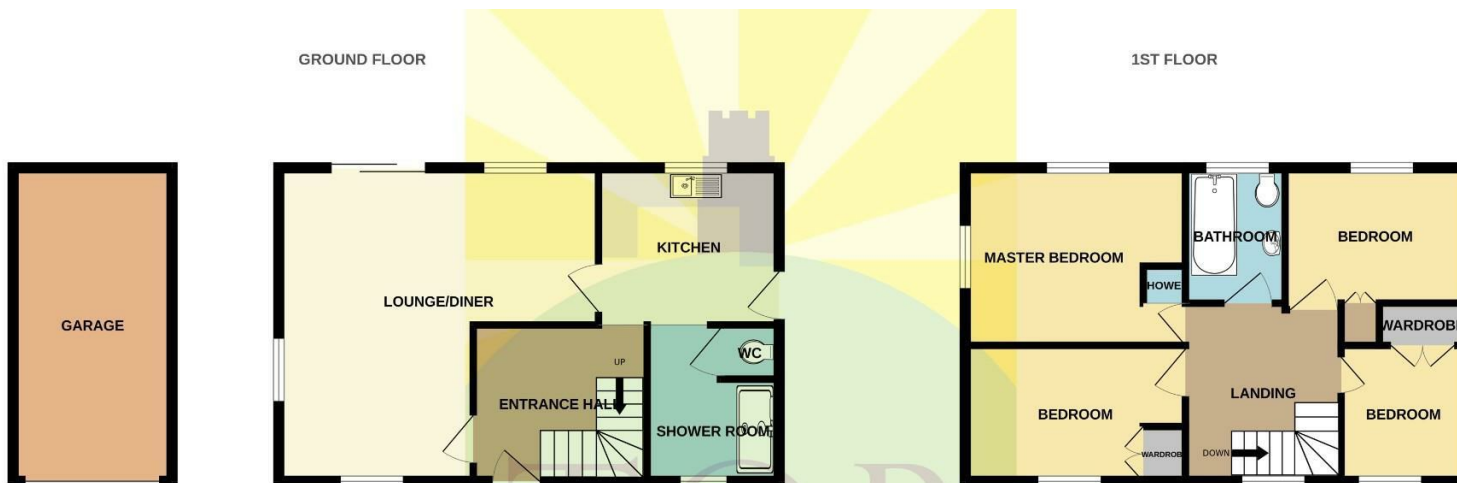
### Garage

16'8 x 8'8 (5.08m x 2.64m)

Up and over door. Power and light.

### Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>85</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



