





£335,000

To View:

Holland & Odam
30, High Street, Glastonbury, Somerset
BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band
C

Services

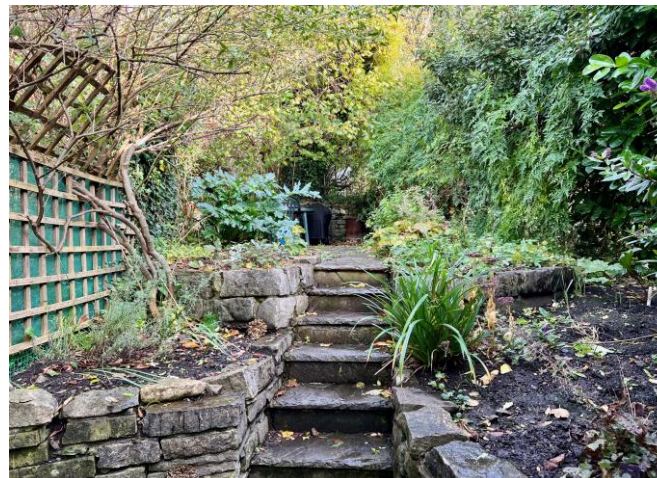
Gas Central Heating. Mains
services connected

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold



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 right into Lambrook Street and continue to the mini-roundabout. Proceed straight ahead into Chilkwell Street and carry on where you will find number the property situated a little further on, on the left hand side.

Description

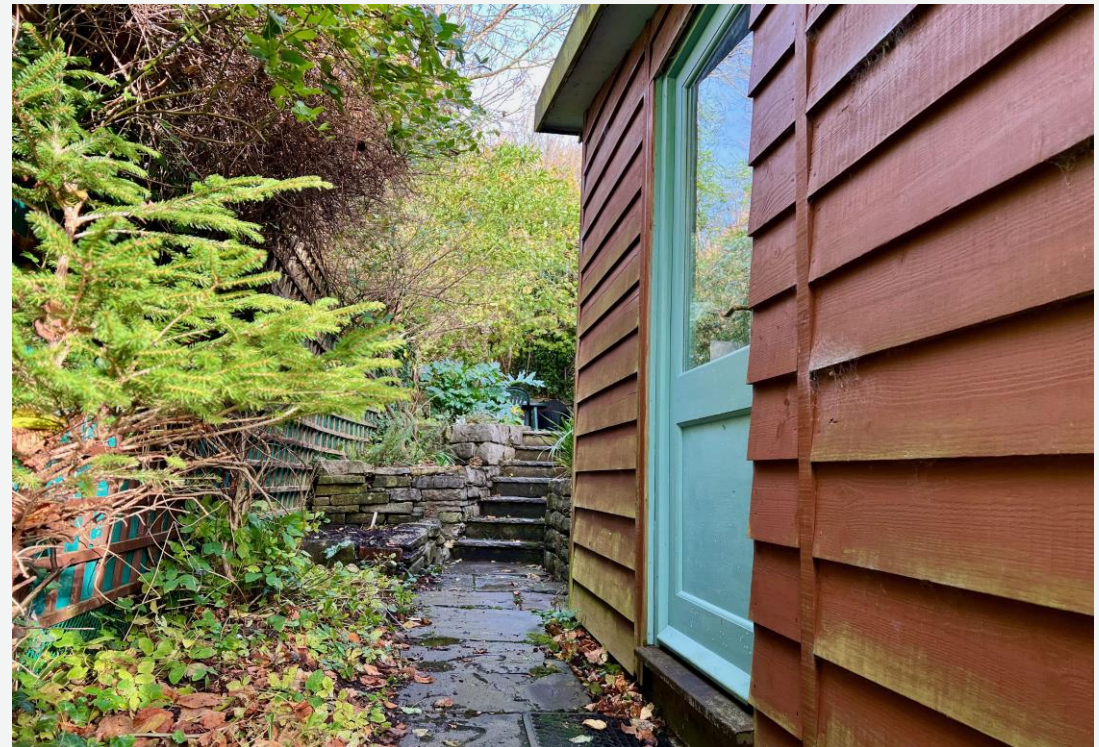
A lovely period terraced cottage, conveniently situated within a short walk of Glastonbury Tor and Chalice Well, also within a level walk of the High Street. There are three double bedrooms, open plan sitting/dining room and kitchen. To the rear is a garden backing onto Chalice Hill, benefitting from a lodge/summer house, currently used as a home office.

The interior of the house offers a warm and welcoming feel, with well-proportioned accommodation throughout and comprises an open plan sitting/dining room with stairs rising to the first floor, a mostly slate tiled floor, French doors opening onto a small courtyard as well as a feature gas log effect wood burner. The kitchen is fitted with cream Shaker style units, with wood effect work top surfaces incorporating a built-in electric oven and inset gas hob, space for several appliances, wall mounted gas fired combi boiler and a large Velux window.

On the first floor there are two double bedrooms, with bedroom three at the rear affording a view of the garden. The family bathroom is well appointed and fitted with a white suite including a mains fed shower over the bath. Further stairs lead to the converted attic, which now provides a lovely bedroom with eaves storage.

Location

The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre and shopping outlet in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.



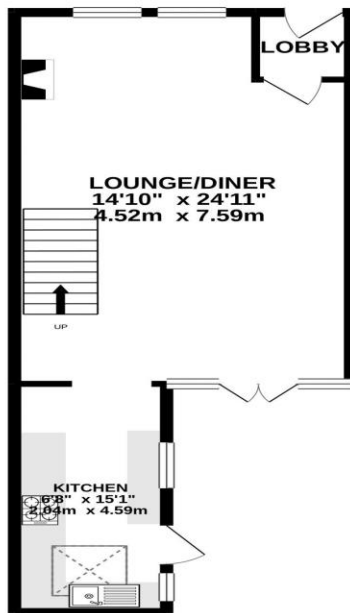


Through the French doors off the dining area you step onto a small walled courtyard. The garden stretches beyond this accessed via tiered steps. The garden is enclosed and has been landscaped with a variety of plants, trees and shrubs to provide colour for much of the year. At the very top there is a sunny walled seating area, where you have partial views of the Polden Hills and beyond. Furthermore there is an insulated garden studio (electricity installed) with windows providing a lovely view of the garden.

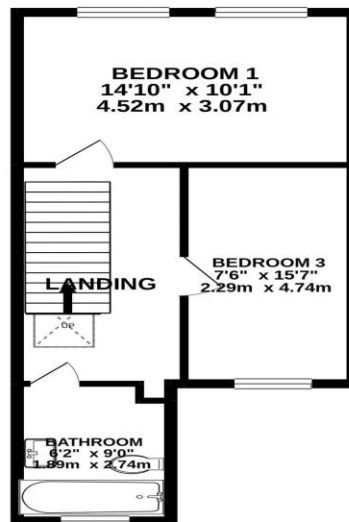
- A well presented mid terrace period home affording three good double bedrooms
- Large open plan sitting/dining room
- Shaker style kitchen units with built in oven and gas hob
- Well appointed family bathroom
- Lovely rear garden, backing onto Chalice Hill and benefiting from a lodge/summerhouse, currently used as an office/work space
- Conveniently situated close to Glastonbury Tor and Chalice Well, also a level walk to the High Street
- Gas fired central heating and double glazing



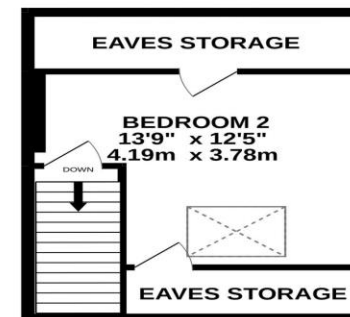
GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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