



£160,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

Flat 14  
The Tanneries  
Sedgemoor Way  
Glastonbury  
Somerset  
BA6 9LW

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout take the second exit onto the bypass. At the next roundabout take the third exit into Sedgemoor Way and The Tanneries will be found on the left-hand side just before the 'T' junction with Northload Street. There are steel entry gates halfway along the building with intercom entry system.

## Services

Mains electricity, gas, water and drainage are connected. Independent electric heaters.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Management Charges: £418.94 due quarterly  
(includes ground rent)  
Length of Lease: 981 Years Remaining



## Location

The Tanneries are conveniently situated being close to the town centre with its good range of shops, banks, restaurants, supermarkets, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins is 6 miles from the Cathedral City of Wells. Street is 2 miles and offers a more comprehensive range of facilities including both indoor and open air swimming pools, Strode Theatre and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant.

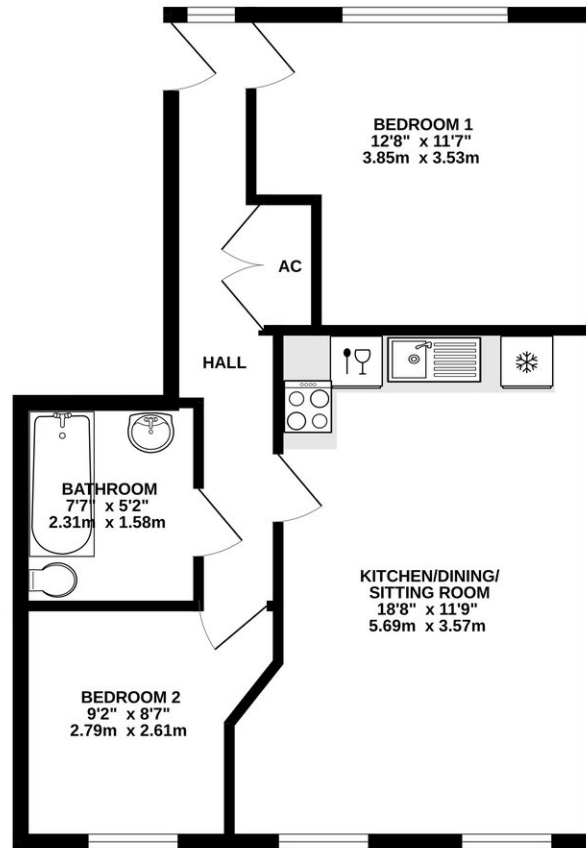
## Insight

A stylish purpose built two bedroom first floor apartment with allocated parking space, located close to the historic town centre. The property has recently been redecorated and carpeted throughout, also benefiting from a large communal garden and bike store at the rear, with the added benefit of an off road parking space. Available with No Onward Chain.

- Considerably updated first floor apartment, benefiting from new carpets and redecoration throughout.
- Situated within a level walk of the High Street and local amenities.
- From the courtyard entrance stairs rise to the first floor, landing and private entrance door to the apartment
- The entrance hall includes a utility cupboard with plumbing for the washing machine.
- On the left is the master bedroom with a window looking out over the courtyard, bedroom two, enjoys, a front facing aspect.
- The open plan, kitchen and sitting room comprises a modern range of units with wooden worktops over, with integrated appliances include a new oven and hob, dishwasher, fridge and freezer
- The bathroom includes a panel bath with shower over, wash handbasin, WC, and heated towel rail
- At the rear, there is a large purpose built communal garden and bike store, with an allocated off road parking space



FIRST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 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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