



£170,000

At a glance...



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**holland
& odam**

35 Selwood Road
Glastonbury
Somerset
BA6 8HW

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 bear left and after approximately 200 metres turn right into Leg of Mutton Road. Follow the road up the hill and on reaching the 'T' junction turn right onto Selwood Road where the property will be found to the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - New 125 Year Lease
Service/Maintenance Charges £0
Ground Rent £1 (Peppercorn)
Sinking Fund - £832 Per Annum



Location

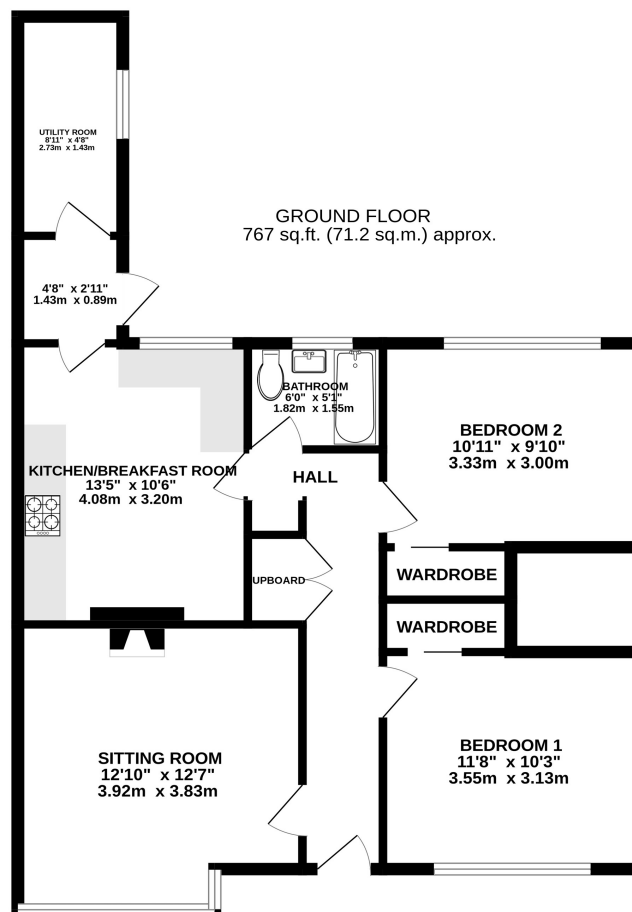
The property is situated above the town approximately half a mile from the town centre with its good range of shops, restaurants, cafes, health centres, supermarkets, churches and public houses. The historic town of Glastonbury is renowned for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 can be gained at Dunball (Junction 23) some 14.5 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

This well proportioned ground floor flat is conveniently situated within walking distance of the the town centre. In need of updating throughout, the property comprises of an entrance hall, sitting room, kitchen diner, two double bedrooms, family bathroom and storeroom. Offering gardens to both front and rear, the property is available to purchase with no onward chain.

- Fantastic renovation opportunity available with no onward chain
- Entrance hall with built in storage and a door into the sitting room to the front which is a good size and has a large window overlooking the front garden.
- The kitchen is well proportioned and has been fitted with a range of wall and base units, with space for a dining table and chairs in the centre.
- From here there is access into a rear storeroom with wall mounted gas boiler, as well as access into the rear garden.
- There are two good sized double bedrooms, both serviced by the family bathroom with toilet, basin, and bath with shower over.
- Outside, there are good sized gardens to both the front and rear providing a blank canvas for budding gardeners.





GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

TOTAL FLOOR AREA: 767 sq.ft. (71.2 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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