



£165,000

At a glance...



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**holland
& odam**

5 Turstin Road
Glastonbury
Somerset
BA6 8HD

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 turn left into Wells Road and then take the first right into Leg of Mutton Road. Follow the road up the hill and turn right into Monington Road. Turstin Road is the second on the left and number 5 will be found on 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 - 100 Years remaining
Service/Maintenance Charges £379.42 PA
Ground Rent £10 PA



Location

The property is approximately half a mile from the High Street with its good range of shops, banks, supermarkets, health centres, restaurants, cafes and public houses. This historic town 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, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Bristol, Bath, Taunton and Yeovil are all within commuting distance whilst access to the M5 motorway at Junction 23 is 14 miles.

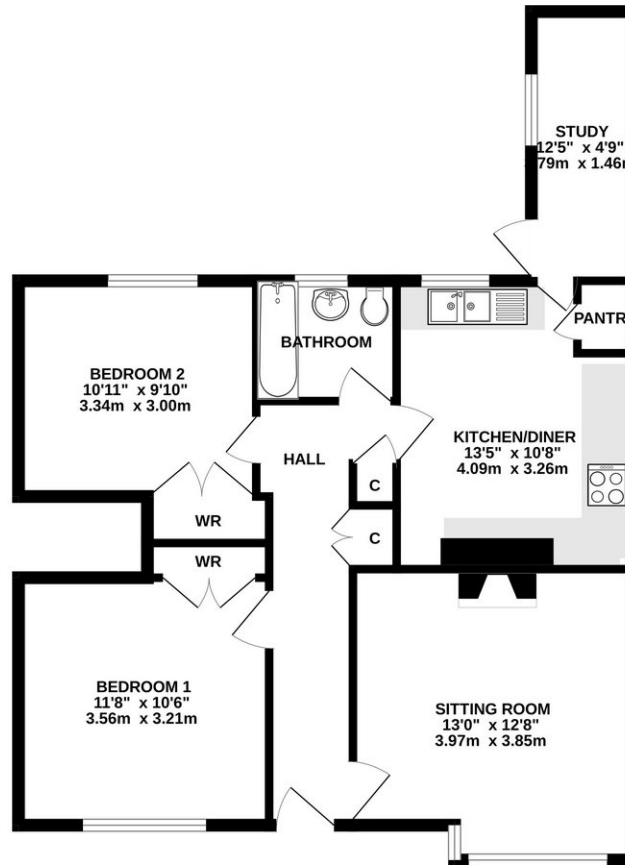
Insight

A spacious, purpose built, ground floor flat benefitting from mature gardens to both the front and rear. The property offers light and airy accommodation throughout and is available to purchase with no onward chain.

- From the private entrance and into the hallway, which benefits from built in storage cupboards, there is access to a sitting room, bathroom and two spacious bedrooms.
- The sitting room is flooded with plenty of natural light from the large window to the front overlooking the garden, and benefits from a (TBC) fireplace.
- The two spacious double bedrooms which are generous in proportions and benefits from built in wardrobes are serviced by the family bathroom comprising a white basin, toilet and bath with shower over.
- At the rear of the property is the kitchen diner which has been fitted with a range of wall and base units with space for appliances.
- This great social space comfortably accommodates a dining table and chairs at the centre, while a door provides access into the study.
- Great for anyone wishing to work from home, this fantastic additional room benefits from direct access into the garden at the rear.
- Mostly laid to the garden at the rear is private and enclosed and offers a variety of mature trees, plants and shrubs, alongside a patio area, perfect for alfresco dining.
- To the front, a gated path leads to the front door, while an area laid to lawn provides potential to create a driveway for multiple vehicles (subject to obtaining necessary consents).



GROUND FLOOR



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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