



£265,000

*At a glance...*



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B (TBC)



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**holland  
& odam**

8 Cottle Close  
Glastonbury  
Somerset  
BA6 8FP

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto: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 right into Lambrook Street and continue to the mini-roundabout. Proceed straight ahead into Chilkwell Street where the development will be found along on the right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Loft: Boarded

## Local Authority

Somerset Council

0300 1232224

[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold

All available property information can be provided upon request from Holland & Odam. For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)





## Location

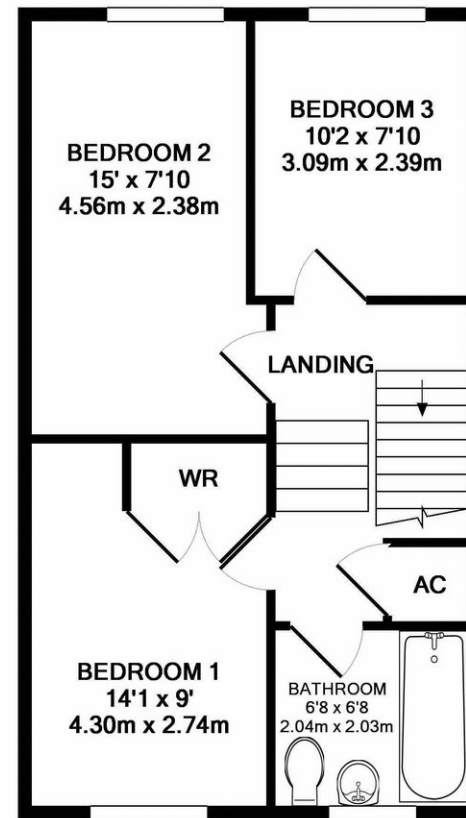
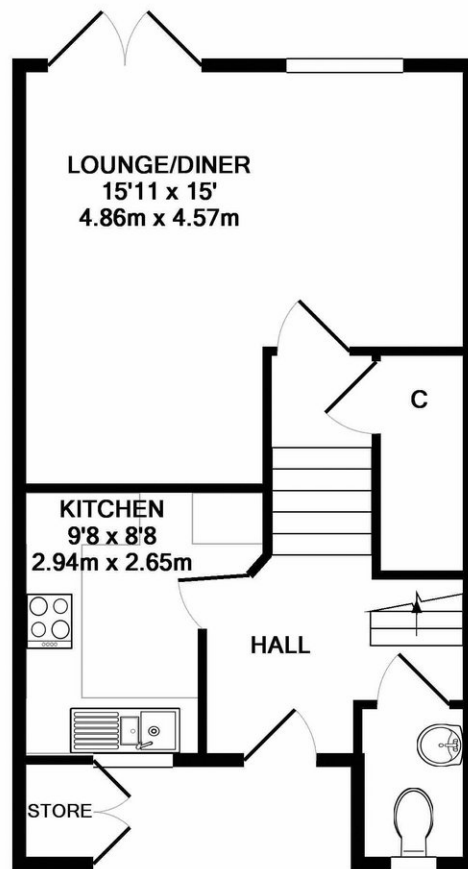
The property is situated within walking distance of the High Street with its good range of shops, banks, health centres, supermarkets, restaurants, cafes and public houses. Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway at Junction 23 is approximately 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.

## Insight

A well-presented, end terrace family home, tucked away at the end of a cul-de-sac close conveniently situated a stones throw from Glastonbury Tor and The Chalice Well. The property offers light and airy accommodation across three floors, three good sized bedrooms, an enclosed rear garden, allocated parking and is available to purchase with no onward chain.

- A recessed entrance porch opens into the entrance hall where stairs lead to the lower & upper floor levels. Doors lead off from here to a cloakroom fitted with a wash hand basin and WC and the kitchen.
- The kitchen is fitted with a range of modern wall, drawer and base units, that include a built-in electric oven and gas hob with an extractor over with ample space for an upright fridge/freezer.
- Stairs from the entrance hall descend to the lower ground floor where there is a good-sized lounge-diner. This L-shaped room benefits from double doors, that open onto the rear garden.
- Returning back to the entrance floor stairs ascend to the first floor landing, where there is an airing cupboard and doors leading off to bedrooms two and three, both with lovely rear aspects.
- The master bedroom located to the front of the property is of generous proportions and benefits from useful built in wardrobes.
- Servicing all bedrooms, the family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand and WC.
- Outside, there is a good rear sized south facing garden mostly laid to lawn with a variety of productive fruit trees, garden shed, and a patio area adjoining the property, perfect for alfresco dining.
- Private side access leads to the front of the property where there are two allocated parking spaces aswell as a useful storage cupboard.





GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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