





£1,090,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



10



8



8

Energy
Rating

Speak to agent for EPC's on
each flat

Council Tax Band Speak the
agent for individual tax bands

Services

Mains electricity, gas, water and drainage are connected, although gas isn't available to all flats. Enquire with the agent for further information.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Speak to the agent regarding the individual rents for each property.



Location

Richmond Villas enjoys a prime position on Chilkwell Street, just a short, level walk from Glastonbury High Street. This historic and spiritual town is famed for its iconic Tor, Abbey ruins, and unique cultural character. A variety of independent shops, cafés, and eateries line the High Street, alongside convenient everyday amenities including a Co-op, Morrisons, doctors' surgery, and post office.

The town is home to a vibrant arts and music scene and is well-connected to surrounding centres including Wells, Street, and Shepton Mallet. Millfield Preparatory School lies just to the east at Edgarley, with the senior school in nearby Street, also home to Clarks Village outlet shopping. For commuters, Castle Cary station is approximately 11 miles away and provides a mainline rail service to London Paddington, while the A39 and A361 offer easy road links through Somerset. Bristol International Airport is approximately 25 miles to the north.

Description

Richmond Villas comprises a unique portfolio of eight one- and two-bedroom flats, arranged across three adjoining period buildings, centrally located on Chilkwell Street. The property is within easy walking distance of the High Street and key local landmarks, including Glastonbury Tor and Chalice Hill. The portfolio also includes five garages, all let independently, providing additional income. Each unit is currently tenanted on Assured Shorthold Tenancies (ASTs), with a combined rental income of £61,020 per annum, delivering a yield of approximately 5.5%.

This is an ideal turnkey opportunity for buy-to-let investors seeking a well-established income stream in a popular and culturally rich Somerset town. With potential for modernisation, reconfiguration, or uplift in rental values over time, this investment holds both immediate appeal and long-term scope. Opportunities of this scale and central location are exceptionally rare in Glastonbury.

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 on, where Richmond Villas, flats and garages can be found along on the left hand side, towards the mini roundabout with Bere Lane.





Accommodation

Flat 1A is a spacious ground floor apartment with its own side entrance and private courtyard. Inside, there is a bright sitting room with high ceilings, bay window, and feature fireplace, a generous double bedroom with marble fireplace, and a kitchen/dining room with utility and bathroom beyond.

1 & 1B Richmond Villas are accessed directly from Chilkwell Street. Flat 1B is a compact bedsit with kitchen, shower room, and bed/sitting room with dual aspect windows. Flat 1 offers a private entrance into a large hall, with a sitting room, kitchen/dining room overlooking Chalice Hill, a double bedroom, bathroom, and two further attic bedrooms on the second floor.

Flat 4 is a beautifully light ground floor apartment with bay window, marble fireplace, and a double bedroom with a second fireplace and courtyard views. From the inner hall, stairs descend into a cellar, with further access to the shower room and kitchen.

Flat 2 sits above Flat 4 and mirrors much of the layout of Flat 1, with a sitting room, kitchen/dining room, double bedroom and bathroom, plus stairs to a second bedroom and storage at the top floor.

Flat 5 is accessed via the central courtyard and includes a double bedroom with dual aspect windows, a sitting room with feature fireplace, kitchen, and shower room.

Flat 3 is accessed via stone steps from the courtyard, leading to a private first floor entrance. Inside, there is a kitchen/sitting room with base units, a long hallway, bathroom, and a spacious double bedroom enjoying triple aspect windows.

Orchard Loft enjoys its own private entrance, again via stone steps. It includes an entrance porch, sitting/dining room, kitchen with integrated appliances, a bathroom, and a generous double bedroom. It also benefits from its own garage and dedicated parking space.

In addition to the flats, five garages are let separately and provide further income (rental details to be confirmed). Each unit has its own access, and the property retains many period features.





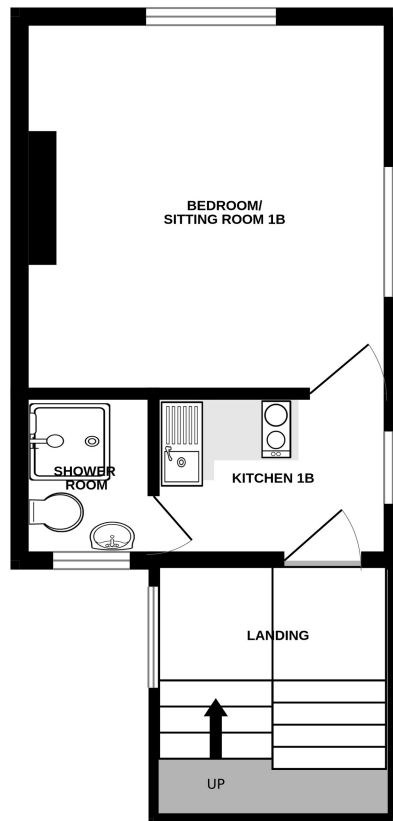
Outside

The properties also come with parking 3-4 vehicles, as well as an area of garden to the rear which can be allocated to individual properties, or possibly as one communal garden for those not having any outdoor space.

- Rare investment opportunity in central Glastonbury. Portfolios of this scale and location seldom come to market, offering a unique chance to secure a well-established rental asset.
- Eight one- and two-bedroom flats, all currently let on ASTs. A mix of layouts across three interconnected buildings, each unit self-contained and income-generating from day one.
- Five garages included, let separately for additional income. These provide further monthly revenue, with potential for rent reviews or reallocation to tenants for added appeal.
- Gross annual rent of £61,020, with a yield of approx. 5.5%. A healthy return in a consistently strong local market, with scope to enhance returns through modest upgrading.
- Walking distance to High Street, Glastonbury Tor, and key local amenities. An ideal location for tenants, offering convenience and lifestyle appeal in equal measure.
- Ideal long-term portfolio asset in a popular and resilient rental market. Strong ongoing demand, low void risk, and Glastonbury's growing popularity make this an excellent long-term holding.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.

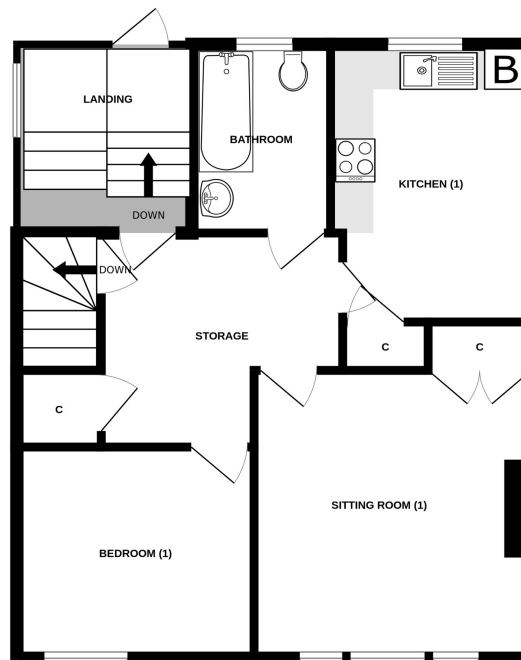


TOTAL FLOOR AREA : 210 sq.ft. (19.5 sq.m.) approx.

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.
Made with Metropix ©2025

Flat 1B

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.

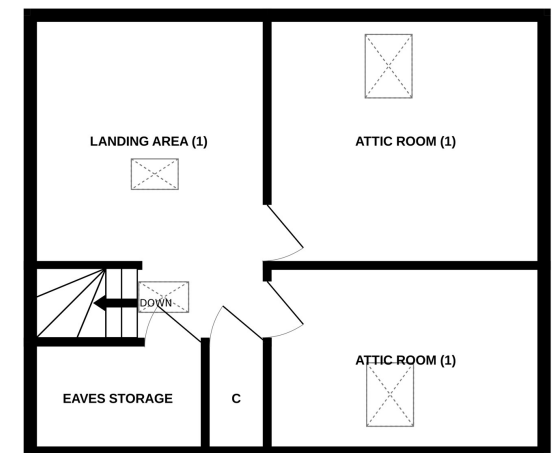


TOTAL FLOOR AREA : 997 sq.ft. (92.7 sq.m.) approx.

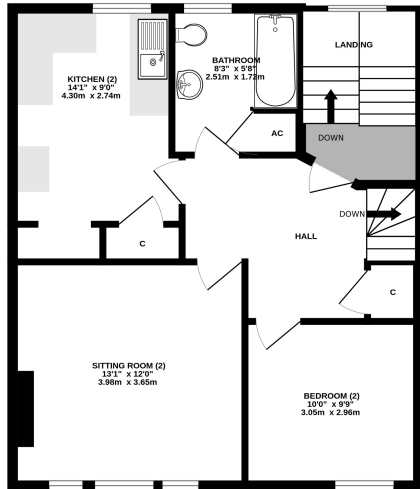
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Flat 1

2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



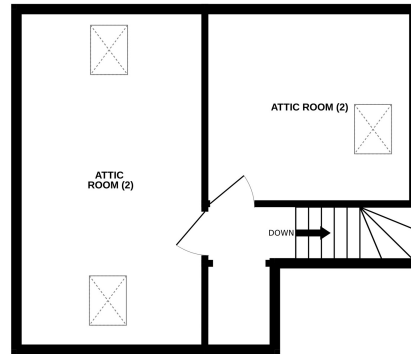
TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

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.

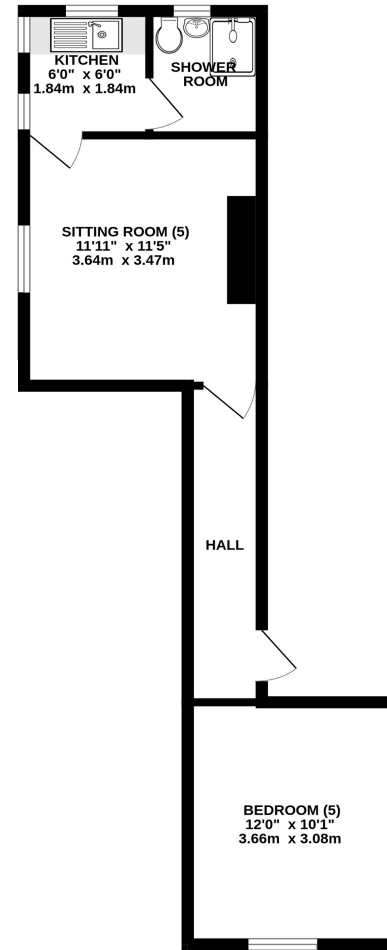
Made with Metropix ©2025

Flat 2

2ND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



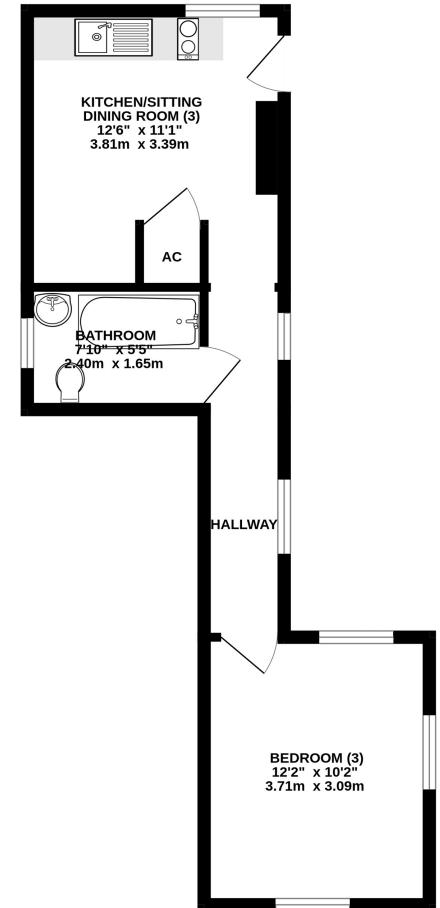
TOTAL FLOOR AREA : 375 sq.ft. (34.8 sq.m.) approx.

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.

Made with Metropix ©2025

Flat 5

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



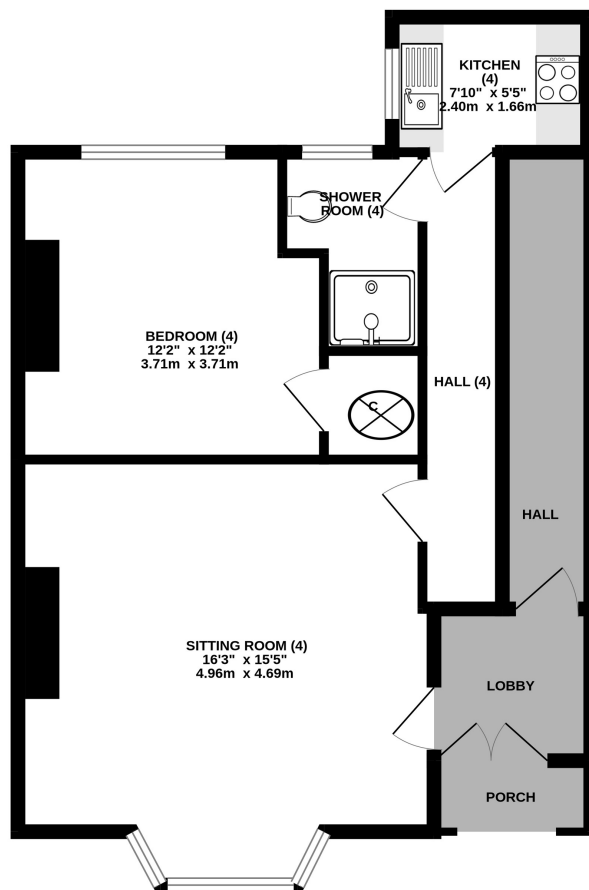
TOTAL FLOOR AREA : 351 sq.ft. (32.6 sq.m.) approx.

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.

Made with Metropix ©2025

Flat 3

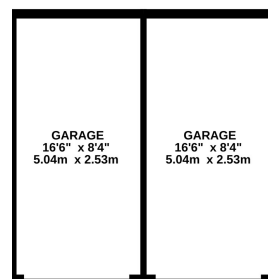
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



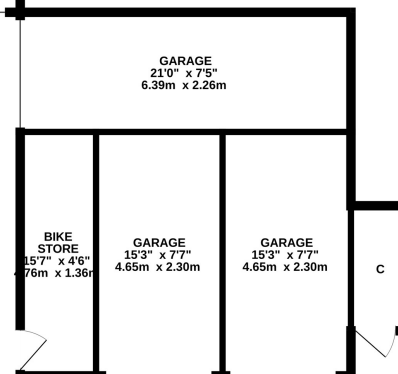
Flat 4

TOTAL FLOOR AREA : 547 sq.ft. (50.8 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.
Made with Metropix ©2025



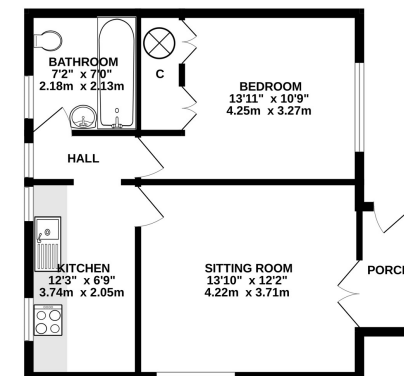
GARAGES
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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.
Made with Metropix ©2025

FIRST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



Orchard Loft



RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.