



£195,000

At a glance...



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**holland
& odam**

86 Tor View Avenue
Glastonbury
Somerset
BA6 8AG

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From Street, passing Morrisons Supermarket on the left, at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, proceed straight ahead into Butleigh Road. Take the first turning on the right into Tor View Avenue where the property will be found towards the far end on the right-hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold - 125 years from 13 July 1987
Ground rent £10
Management Fees £10.96
Communal Repairs £73.09
Building Insurance £77.55



Location

Glastonbury is an historic centre famous for its Tor, picturesque Abbey ruins and many legends. The town provides an eclectic mix of shops along with restaurants and pubs, mainstream supermarkets, health centres, modern library, primary schooling and St Dunstons secondary school. The neighbouring town of Street offers a further choice of shopping with Clarks Village, Strode Sixth Form College and Strode Theatre. Millfield Junior School is on the edge of Glastonbury at Edgarley and Millfield Senior School in Street is some two miles distance.

Insight

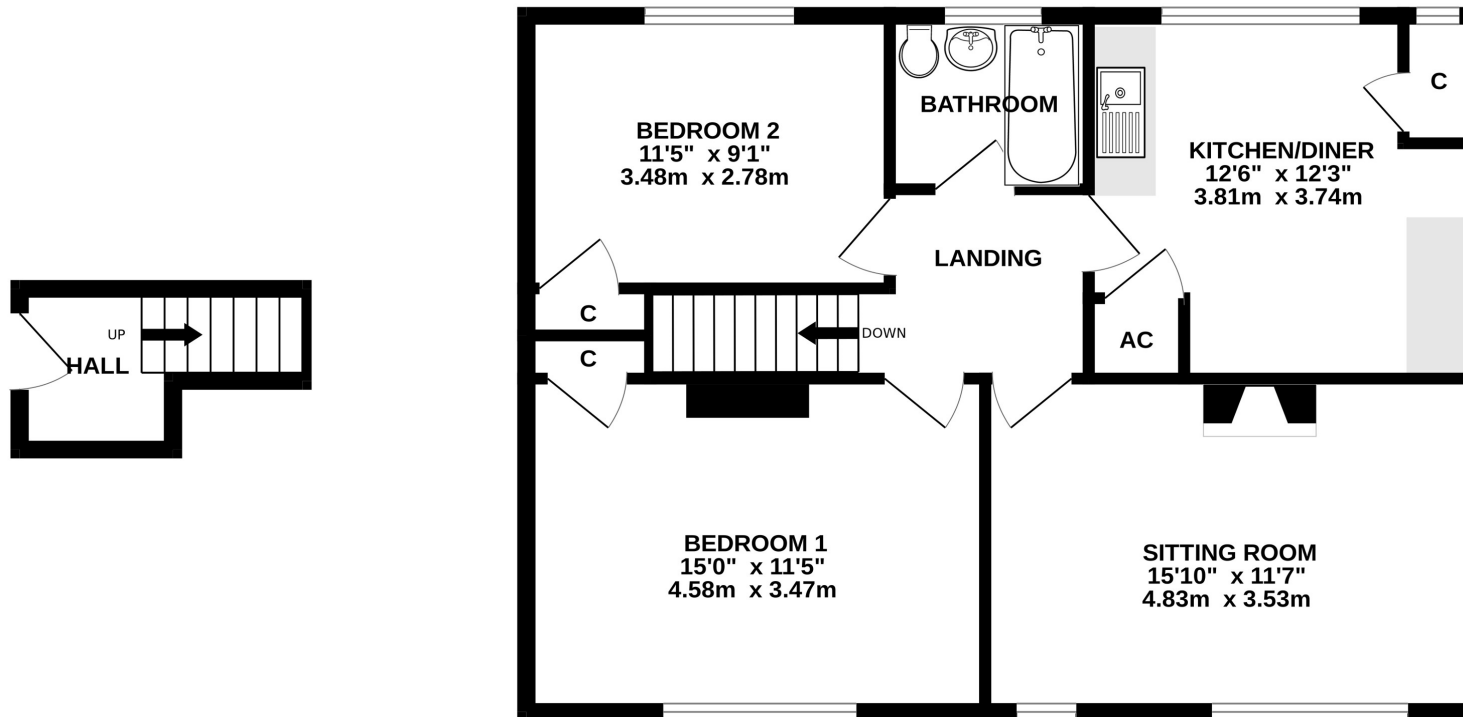
Set on the southern edge of Glastonbury, this spacious two-bedroom first-floor home enjoys far-reaching southerly views and a generously sized rear garden. Offered with no onward chain, the property presents a superb opportunity for those seeking a well positioned home with outdoor space and scope to modernise.

- Both bedrooms are comfortable doubles. The main bedroom has views across Glastonbury and a useful over-stairs cupboard. Bedroom two overlooks the rear garden and also includes built-in storage.
- A standout feature is the large rear garden, mainly laid to lawn with a patio area, raised terrace, and timber fencing. There's also a shed and two block-built stores ideal for tools or bikes.
- The sitting room also enjoys elevated views across rooftops to the south, making the most of the natural light throughout the day.
- Well-planned kitchen with ample wall and base units, built-in pantry cupboard, space for gas cooker, fridge, freezer and washing machine, plus window overlooking the rear garden.
- The first-floor layout provides a good sense of space with a central landing, access to the loft, and useful storage options throughout the property.
- Two block-built outdoor stores and a timber shed offer excellent additional storage, all conveniently located for the rear garden.
- Finally, the family bathroom comprises of a panelled bath with shower over, WC and wash hand basin. The property is offered with no onward chain



GROUND FLOOR

1ST 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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