



£205,000

At a glance...



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holland  
&odam

58 Tor View Avenue  
Glastonbury  
Somerset  
BA6 8AG

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

01458 833123

[glastonbury@hollandandodam.co.uk](mailto: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 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](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 86 years remaining  
Service/Maintenance Charges £14.16 PA  
Response Repairs £94.43 PA  
Building Insurance £77.55  
Ground Rent £10



## 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 Dunstans 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.

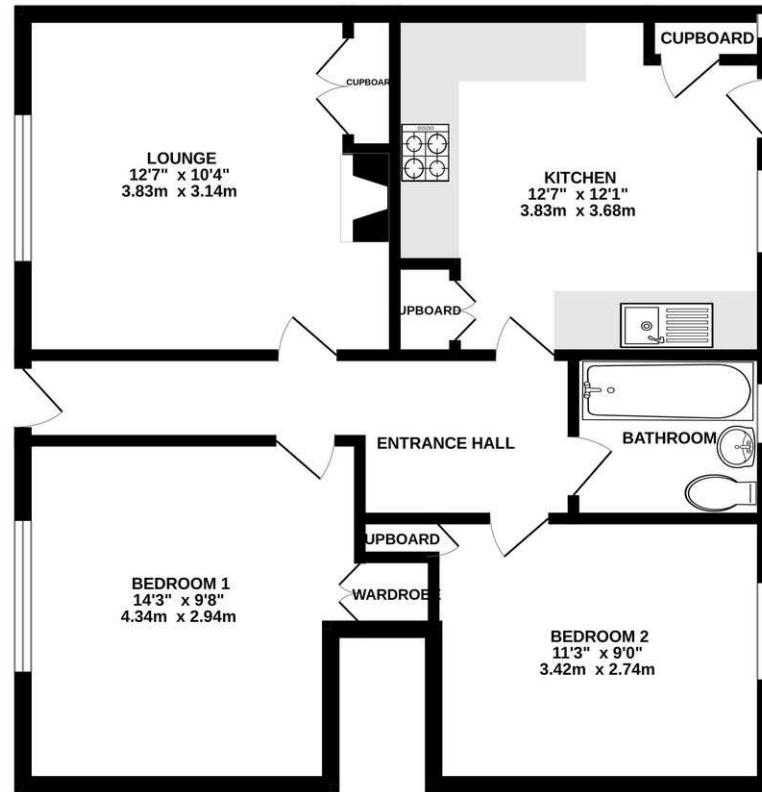
## Insight

Situated on the southern edge of Glastonbury, this spacious ground floor flat enjoys lovely south-easterly views at the front towards Glastonbury Tor. Well presented throughout, it features two double bedrooms, a stylish sitting room with wood burning stove, and a modern kitchen/dining room. The property also benefits from a large rear garden with two raised decks, providing plenty of space for outdoor living.

- Spacious ground floor flat on the southern outskirts of Glastonbury with views at the front to Glastonbury Tor.
- Two well-proportioned double bedrooms, both with built-in cupboards and exposed wooden floors.
- Sitting room with woodburning stove, oak beam mantel, fitted recess cupboards and a front-facing window.
- Modern kitchen/dining room with integrated oven, gas hob, and space for fridge freezer and washing machine.
- Utility cupboard with room for a tumble dryer, plus useful shelved pantry and gas-fired central heating boiler.
- Large rear garden with lawn, flower and shrub borders, plus two raised decks ideal for seating or entertaining.
- Enclosed front garden with lawn and borders, plus side access with storage sheds leading to the rear garden.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixed appliances are approximate and no guarantee is given by 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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