







£350,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk







Energy Rating

Council Tax Band C

Services

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

Local Authority

Somerset Council 03001232224 somerset.gov.uk

Tenure

Freehold

42 Benedict Street | Glastonbury | Somerset | BA6 9EY



On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left and at the miniroundabout turn left into Magdalene Street. Continue and after approximately 200 metres turn left into Benedict Street. Continue and bear around to the left and continue up Benedict Street, where the property can be found on the right hand side next to Rapsons Garage.



A deceptively spacious four-bedroom home just moments from Glastonbury High Street. Four reception rooms and four double bedrooms offering flexible living throughout with an enclosed garden to the rear. A perfect opportunity for those wishing to modernise and add their own style.

Entering the property, you step into a vestibule which opens into the hallway. From here, stairs rise to the first floor, while doors lead to the ground floor reception rooms. At the front of the property sits a generous sitting room, complete with a feature fireplace, alongside a versatile study, ideal for use as a home office or snug.

At the end of the hallway lies the lounge, a bright and welcoming space with a second feature fireplace and double doors that flood the room with natural light while providing direct access into the rear garden. Across the hall is the dining room, a sizeable area well-suited for family meals or entertaining, which in turn leads through to the kitchen. The kitchen is fitted with ample units, provides direct access into the garden, and extends into a useful storage room that could serve perfectly as a pantry or larder. A cloakroom/WC is also accessed from the rear of the hallway, completing the ground floor.

On the first floor, the landing gives access to four double bedrooms. Two generous doubles are positioned at the front of the property, while two further doubles are situated at the rear, alongside the family bathroom which has been fitted with a modern suite comprising of a basin, toilet and bath with shower over.

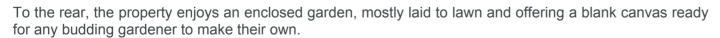


Location

The property is situated in Benedict Street and is within a level walk of the town centre which offers a good range of supermarkets, shops, cafes, restaurants, health centres and public houses. Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. More comprehensive facilities can be found in Street, 2 miles distant, where Clarks Village offers a wide range of shopping outlets, there are both indoor and open air swimming pools, Strode Theatre and Strode College. Access to the M5 motorway can be gained at Junction 23 some 14 miles.





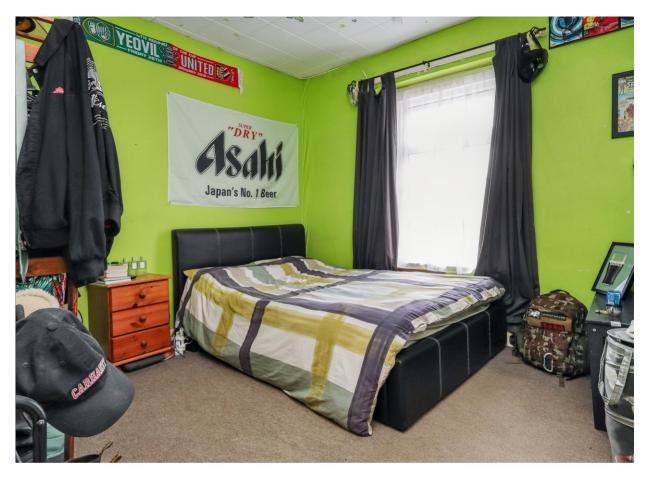






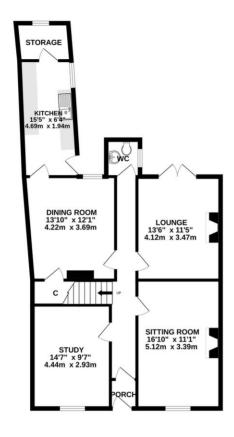


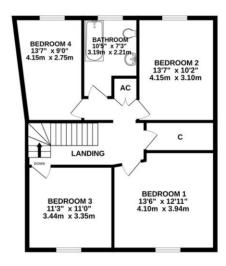
- Deceptively spacious end of terrace home in central Glastonbury
- Four versatile reception rooms with excellent living space
- Four generously sized double bedrooms across the first floor
- Kitchen with useful larder plus ground floor cloakroom
- Enclosed rear garden, mainly laid to lawn, ready to be landscaped
- Superb opportunity to modernise and create your ideal home











TOTAL FLOOR AREA: 1673 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained their, measurement of donors, windows, crosm said any port enterms are approximate and on responsibility to latent for any entro, 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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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.*

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