



£210,000

At a glance...



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**holland
& odam**

7 Cavendish Lodge
Magdalene Street
Glastonbury
Somerset
BA6 9FD

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On foot, from the town centre, proceed down the High Street and turn left into Magdalene Street. Continue for approximately 100 metres and turn right by the Catholic Church down the pedestrian access to Cavendish Lodge. Vehicle access can be gained by turning off the Street Road into Oriel Drive, then turning right by the petrol station and continue on around passed car park for Morrisons Supermarket, where you will find the visitor parking for Cavendish Lodge.

Services

Mains electricity, water and drainage are connected. Electric room heaters

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease: 105 Years Remaining
Service/Maintenance Charges £3,757.52 PA
Ground Rent £732.62 PA



Location

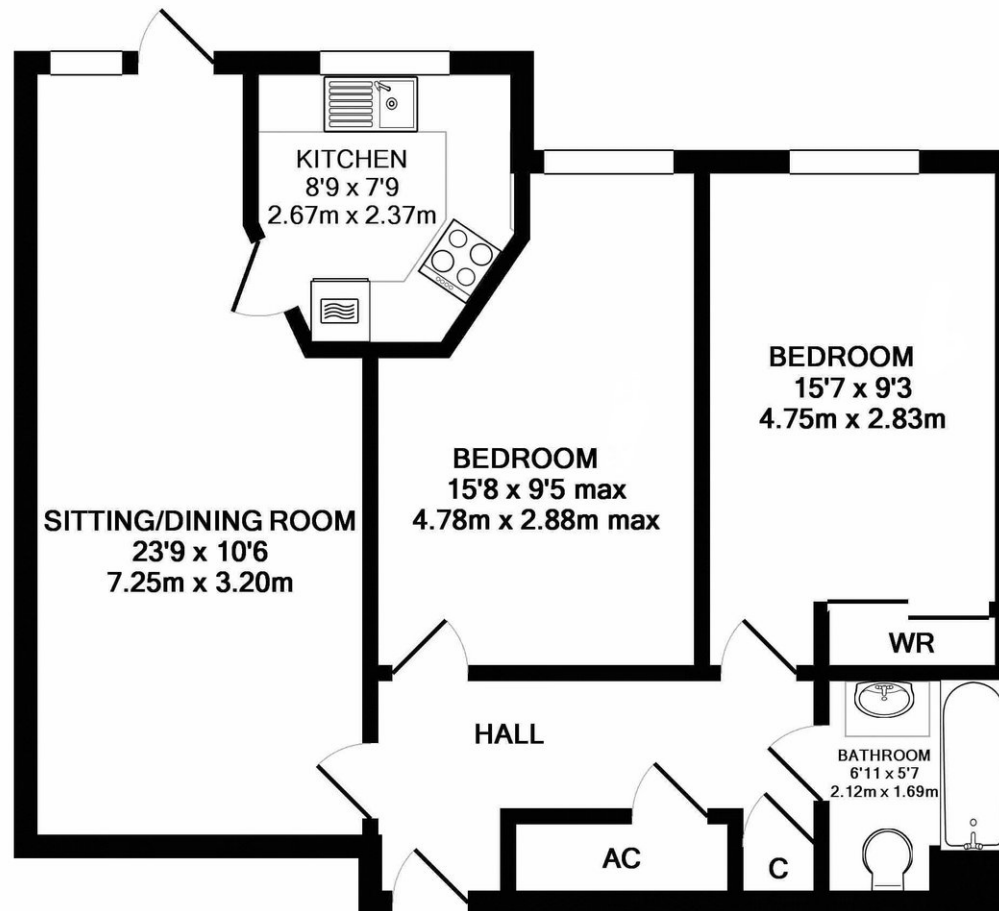
The apartment is conveniently situated for Morrisons Supermarket and the town centre with its good range of shops, restaurants, cafes, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre and the complex of shopping outlets in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.

Insight

A purpose-built ground floor apartment for the over 60s, ideally located close to the town centre and local amenities. The property offers a bright living room with access to the communal garden, modern fitted kitchen, two bedrooms, and an accessible shower room. Residents enjoy a communal lounge, guest suite, laundry room, and lift access. Offering low-maintenance, independent living within a friendly community, it is available to purchase with no onward chain.

- Retirement Apartment for ages 60 & over, having a central location for the town & local amenities and good public transport links to nearby towns
- Entrance hall with attractive doors off to all the rooms, a built-in cupboard provides shelving and the hot water tank. Also there is a care line facility with 24 hour assistance
- The living room is bright & airy with a door opening out onto a secluded communal garden, with a further door into the kitchen
- The kitchen has been fitted out with a range of light wood effect units incorporating a sink, built-in electric oven, as well as an integrated fridge, freezer and dishwasher.
- Both bedrooms are a good size, with the larger of the two offering a built-in wardrobe with double doors
- The bathroom comprises walk in shower, vanity unit with inset wash hand basin and WC. There is an electric towel warmer and shaver light with socket
- There is also a lovely communal lounge, guest suite, laundry room & lift to all floors





TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 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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