



£169,950

At a glance...



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holland  
&odam

18 Turstin Road  
Glastonbury  
Somerset  
BA6 8HD

TO VIEW

30 High Street, Glastonbury,  
Somerset BA6 9DX

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## 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 left into Wells Road and then take the first right into Leg of Mutton Road. Follow the road up the hill and turn right into Monington Road. Turstin Road is the second on the left and number 18 will be found, towards the 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](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 125 years, commencing in 1984  
Service/Maintenance Charges Circa £400  
Ground Rent £10



## Location

The property is approximately half a mile from the High Street with its good range of shops, banks, supermarkets, health centres, restaurants, cafes and public houses. This historic town 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, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Bristol, Bath, Taunton and Yeovil are all within commuting distance whilst access to the M5 motorway at Junction 23 is 14 miles.

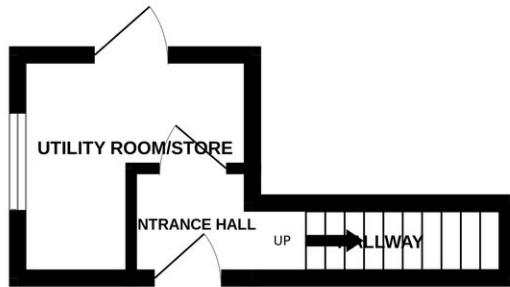
## Insight

This modern first floor flat has been refurbished throughout and is offered with no onward chain. The accommodation includes two double bedrooms, a light sitting room and a newly fitted kitchen with fitted appliances and bathroom. Outside there is a generous enclosed rear garden with at the front scope, subject to consents, to create off road parking. Ideal for a first-time buyer or investor seeking a well-presented and low maintenance home.

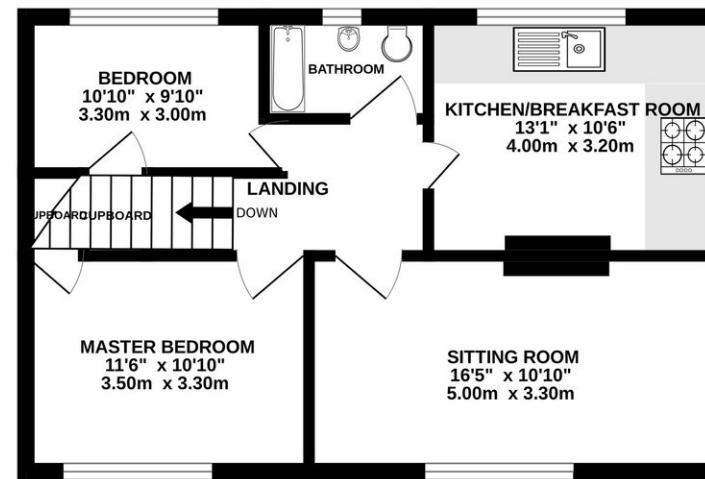
- Refurbished first floor flat offered with no onward chain, ideal for first-time buyers or investors.
- Two well-proportioned double bedrooms, both with fitted storage cupboards.
- Light sitting room with front-facing aspect and exposed wooden floor to landing and both bedrooms.
- Newly fitted kitchen with integrated oven, hob and dishwasher, plus space for washing machine and fridge/freezer.
- Updated bathroom with new white suite including bath with shower mixer, wash basin and WC.
- Private front entrance with ground floor storeroom and direct access to rear garden.
- Generous enclosed rear garden with sunny aspect and at the front, potential for off-road parking, subject to consents.



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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