



£140,000

At a glance...



2



1



1



C



A

**holland
& odam**

33 Selwood Road
Glastonbury
Somerset
BA6 8HW

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the hill bear left and after approximately 200 metres turn right into Leg of Mutton Road. Follow the road up the hill and on reaching the 'T' junction turn onto Selwood Road where the property will be found directly ahead.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease: New 125 Year Lease
Sinking Fund: £833 PA
Ground Rent: Peppercorn
Buildings Insurance: £77.55 Per Annum



Location

The property is situated above the town approximately half a mile from the town centre with its good range of shops, restaurants, cafes, health centres, supermarkets, churches and public houses. The historic town of Glastonbury is renowned for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 can be gained at Dunball (Junction 23) some 14.5 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

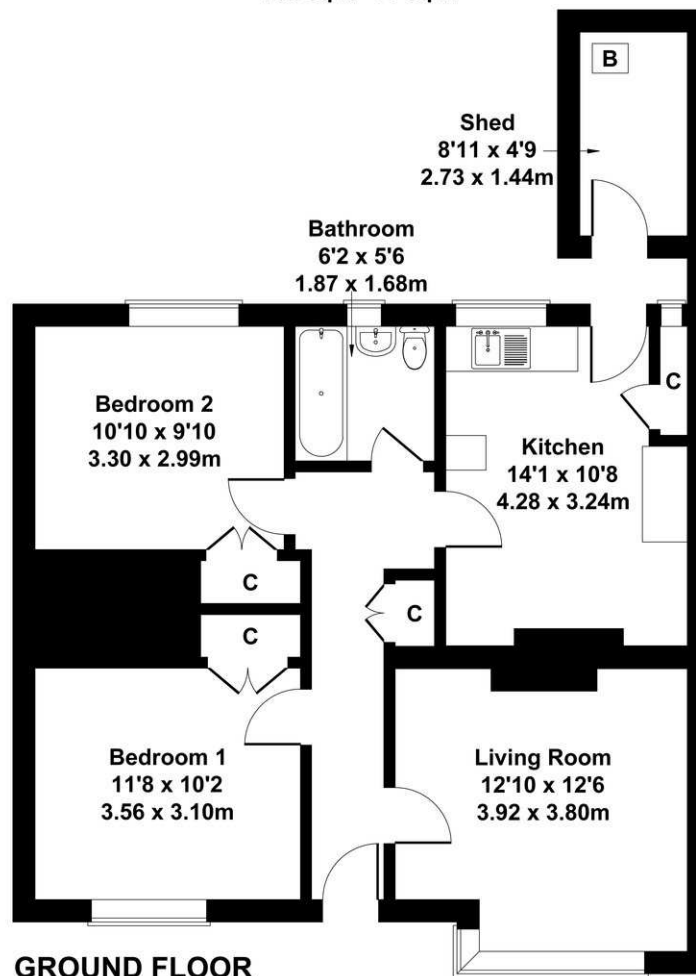
This well proportioned ground floor flat is conveniently situated within walking distance of the the town centre. In need of updating throughout, the property comprises of an entrance hall, sitting room, kitchen diner, two double bedrooms, family bathroom and storeroom. Offering gardens to both front and rear, the property is available to purchase with no onward chain.

- Fantastic renovation opportunity available with no onward chain
- Entrance hall with built in storage and a door into the sitting room to the front which is a good size and has a large window overlooking the front garden.
- The kitchen is well proportioned and has been fitted with a range of wall and base units, with space for a dining table and chairs in the centre.
- From here there is access into a rear storeroom with wall mounted gas boiler, as well as access into the rear garden.
- There are two good sized double bedrooms, both serviced by the family bathroom with toilet, basin, and bath with shower over.
- Outside, there are good sized gardens to both the front and rear providing a blank canvas for budding gardeners.
- For information regarding broadband and mobile coverage, go to checker.offcom.org.uk



33 Selwood Road

Approximate Gross Internal Area
786 sq ft - 73 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.