



£325,000

At a glance...



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COUNCIL
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**holland
& odam**

113 Benedict Street
Glastonbury
Somerset
BA6 9NQ

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

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 mini-roundabout turn left into Magdalene Street. Continue and after approximately 200 metres turn left into Benedict Street. Continue approximately towards the end of the road, where the property can be found on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated within a level walk of the town centre with its good range of shops, supermarkets, health centres, restaurants, cafes and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and a good range of High Street shops and the complex of shopping outlets in Clarks Village. Access to the M5 motorway interchange can be gained at Junction 23 (Dunball) whilst Bristol, Bath and Yeovil are all within commuting distance.

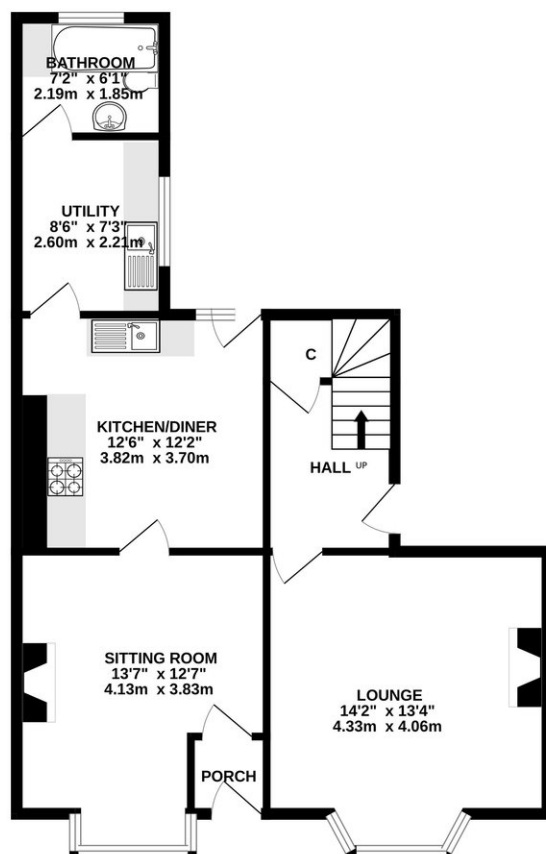
Insight

An fantastic opportunity in a convenient location. This deceptively spacious three-bedroom end terrace home is just a short walk from Glastonbury High Street and offers over 1,260 sq. ft. of flexible living space. There are two generous reception rooms, a large kitchen/diner, utility area, ground floor bathroom, and three spacious double bedrooms. The private rear garden benefits from gated access to Tor Leisure fields. Available to purchase with no onward chain.

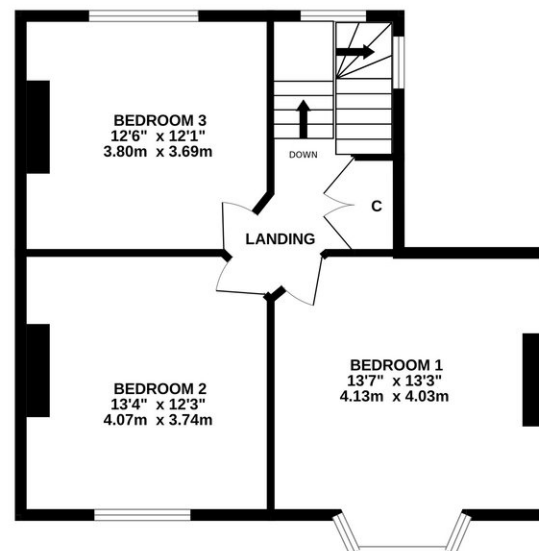
- Situated within walking distance of Glastonbury High Street, offering easy access to shops, cafés, local schools, and the town's vibrant community.
- Deceptively spacious three-bedroom end terrace home offering over 1,200 sq. ft. of accommodation.
- Entering into the hall, a door leads into a bright and airy front-facing lounge featuring a wide bay window, flooding the room with plenty of natural light.
- From here, a further door leads into a well-proportioned kitchen/diner with double doors leading into the garden at the rear
- Off the kitchen is a rear hallway and useful utility room with space and plumbing for appliances, with a door leading to the family bathroom with toilet, basic and bath with shower over.
- From the rear hallway with useful understairs storage, there is access into a second large reception room. This fantastic, flexible space could be purposed as a play room, snug or formal dining room.
- Upstairs offers three generous double bedrooms, all accessed via a central landing with Bedroom 1 and Bedroom 2 at the front, and Bedroom 3 overlooking the rear garden.
- Private rear garden with gated access leading directly onto the open green space of Tor Leisure fields.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 sq.m.) approx.

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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DISCLAIMER

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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.

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