





£350,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

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

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 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.

Description

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.





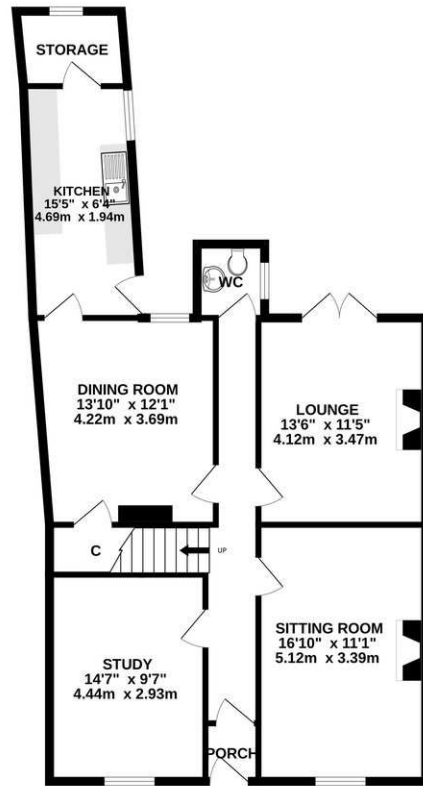
To the rear, the property enjoys an enclosed garden, mostly laid to lawn and offering a blank canvas ready for any budding gardener to make their own.



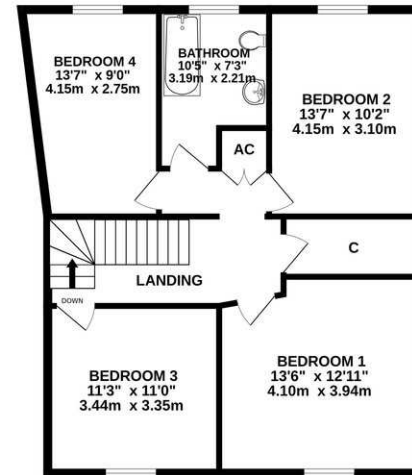
- Deceptively spacious end of terrace home in central Glastonbury
- Four versatile reception rooms with excellent living space
- Four generously sized double bedrooms across the first floor
- Kitchen with useful larder plus ground floor cloakroom
- Enclosed rear garden, mainly laid to lawn, ready to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



GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



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 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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