



£175,000

At a glance...



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**holland
& odam**

22 Heritage Court
Magdalene Street
Glastonbury
Somerset
BA6 9ER

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. After approximately 150 metres the entrance to Heritage Court will be found on the left opposite the car park for the Abbey Ruins.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Service/Maintenance Charges £2640.00



Location

Heritage Court is a purpose built retirement complex for the over 55s located in the centre of Glastonbury within easy walking distance of all amenities. Renowned for historic and mythical associations with the famous Tor and Abbey Ruins, Glastonbury is 6 miles from the Cathedral City of Wells and some 2 miles from Street which has more comprehensive facilities including Strode Theatre and the complex of shopping outlets in Clarks Village. Access to the M5 can be gained at Dunball (Junction 23) 14 miles distant whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

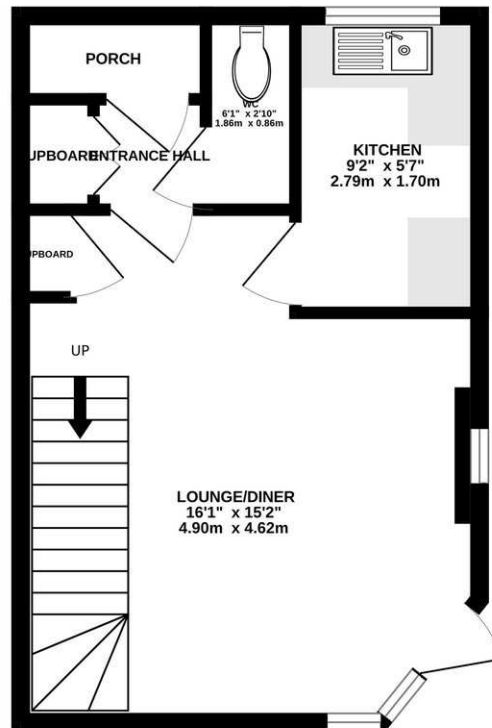
Insight

Enjoying a peaceful position within the popular Heritage Court development, this freehold retirement home is reserved for residents aged 55 and over and is situated just a short level walk from Glastonbury High Street and its excellent range of amenities. Offering two bedrooms, spacious accommodation and direct access onto attractive communal gardens, the property provides comfortable and convenient living in a highly regarded setting.

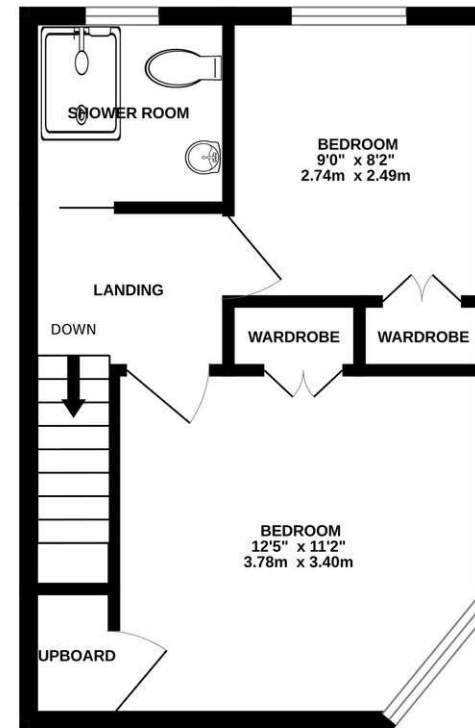
- Freehold retirement home for residents aged 55 years and over, conveniently situated within a level walk of Glastonbury High Street, shops, cafés and local amenities.
- Welcoming sitting/dining room enjoying a pleasant outlook over the communal gardens, with glazed door and side panel providing direct access onto the patio terrace.
- Fitted kitchen comprising a range of oak fronted wall, base and drawer units with electric cooker, undercounter fridge and plumbing for a washing machine.
- Two first floor bedrooms, both benefiting from built in wardrobes, with the principal bedroom also enjoying an attractive outlook over the communal gardens. Adapted 'wet' shower room designed with accessibility in mind, fitted with an electric shower, wash hand basin and WC.
- Ground floor cloakroom, useful storage cupboards and ramped access to the front entrance, enhancing convenience and ease of access throughout the property.
- South facing patio terrace overlooking the well maintained communal gardens, with residents' parking available subject to availability and consultation with the management committee.



GROUND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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