



£365,000

At a glance...



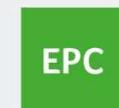
3



2



1



C



B

holland  
&odam

10 The Close  
Glastonbury  
Somerset  
BA6 9HZ

**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 and shortly after passing St John's Church on the left, turn left into The Archers Way. After approximately 200 yards you will see a turning on your right hand side for The Close, whereby the no.10 will be found along on the right.

## Services

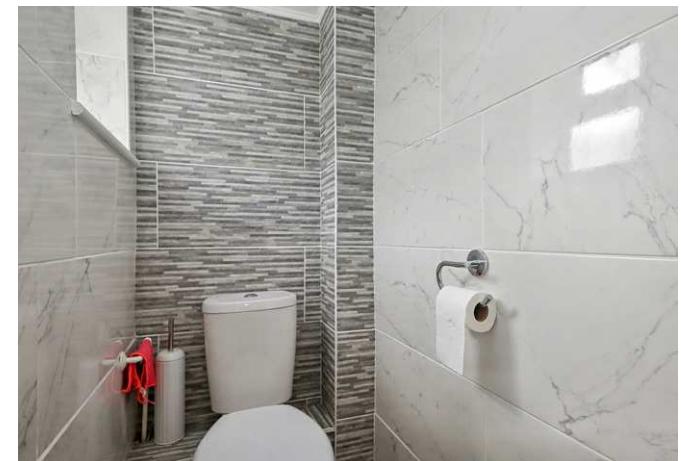
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



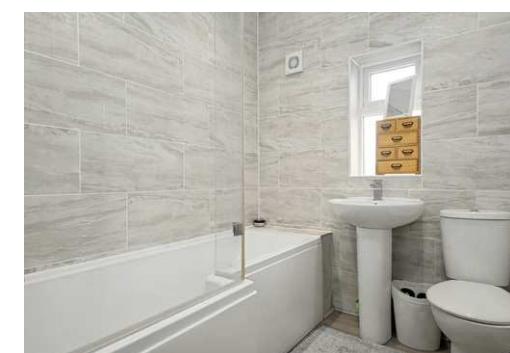
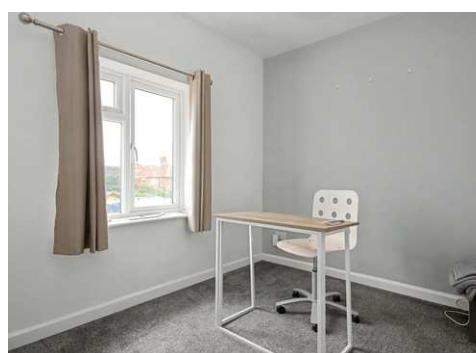
## Location

The property is situated within walking distance of the town centre with its good range of shops, restaurants, cafes, supermarkets, health centres and public houses. Glastonbury 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 College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within an hour's commuting distance.

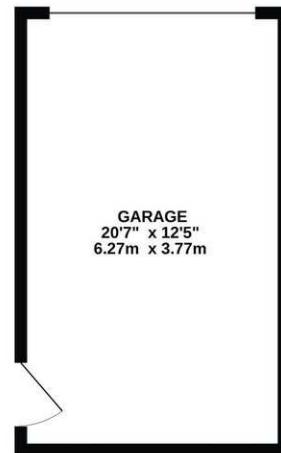
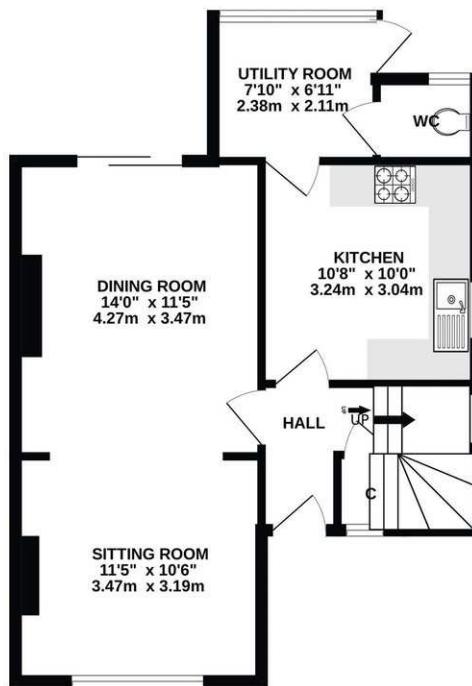
## Insight

Extremely well presented semi-detached house, have been completely renovated to include new kitchen and bathroom, re-wiring, plumbing, new central heating boiler, re-plastered, windows and doors, the addition of a garage and workshop, off road parking also to the front and rear. There are three good bedrooms, two reception rooms, all being situated within 3 minutes level walk to the centre of town.

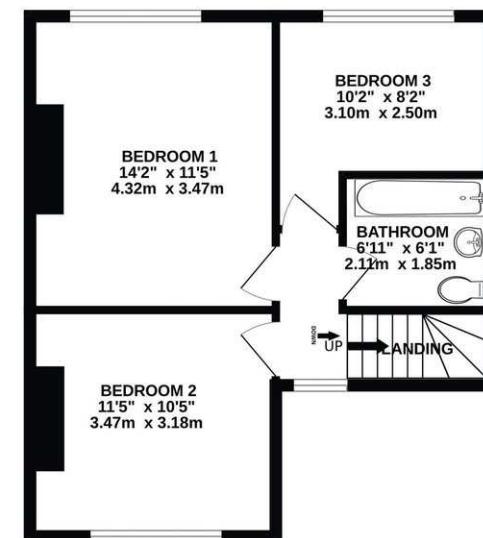
- Well appointed and extensively renovated semi detached house
- On the ground floor, there are two reception rooms, a kitchen, utility and cloakroom
- At the front of the house is the dining room, which opens into the sitting room, where doors open onto the deck and garden
- The kitchen has a new range of units including an integrated electric cooker, gas hob, dishwasher and fridge/freezer
- The utility has plumbing for a washing machine, a door to the rear and the cloakroom
- Onto the first floor, where there are three good bedrooms and a bathroom
- Bedroom two is a double at the front, with bedrooms one and three having windows overlooking the rear garden
- The bathroom has been updated with a shower over the bath, wash hand basin and a WC
- At the front, parking has been created with a large gravelled area for several cars



GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.7 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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