



£190,000

*At a glance...*



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COUNCIL  
TAX

B

**holland  
& odam**

5 Victoria Buildings  
Glastonbury  
Somerset  
BA6 8BU

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

From our Glastonbury office, proceed past the pedestrian crossing, until you reach the turning into Victoria Buildings on your right. No.5 can be found approximately half way along on the right hand side.

## Services

Mains electricity, gas, water and drainage are connected.

## Local Authority

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

## Tenure

Freehold



## Location

The property is conveniently situated for the town centre with its good range of shops, restaurants, cafes, health centres and public houses. The historic town of 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 Theatre and the complex of shopping outlets in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.

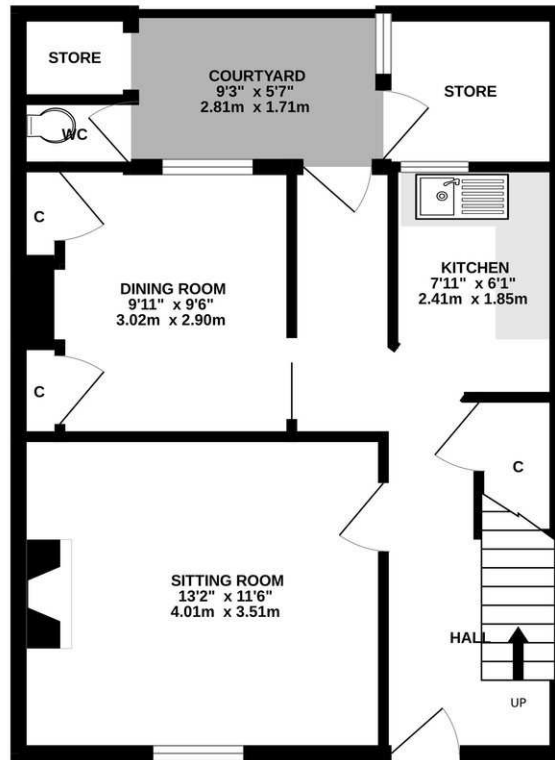
## Insight

Situated just off the High Street, this charming period cottage occupies a central and convenient position within Glastonbury and is offered with no onward chain. The property provides two double bedrooms with two reception rooms and a rear courtyard. Now in need of updating, it offers clear potential for improvement and personalisation. A further feature is the front garden, which may offer scope for off road parking, subject to the necessary consents.

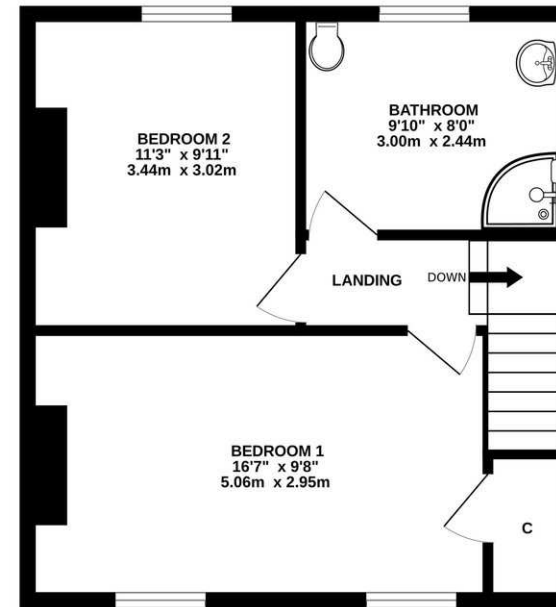
- Period cottage situated in a central position just off the High Street, offering convenient access to local amenities, shops and services
- Offered with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward purchase
- In need of updating throughout, providing clear potential for improvement and the opportunity to create a home to individual taste
- Two reception rooms including a sitting room to the front and dining room to the rear with built in cupboards and former fireplace
- Kitchen fitted with a range of wall and base units with space for appliances and direct access to the rear courtyard
- Two double bedrooms on the first floor, with the principal bedroom benefiting from two front facing windows and a useful built in cupboard
- Front garden with greenhouse offering potential for off road parking for two vehicles, subject to obtaining the necessary consents



GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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