



£172,500

At a glance...



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**holland
& odam**

13 Turstin Road
Glastonbury
Somerset
BA6 8HD

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

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Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the hill turn left into Wells Road and then take the first right into Leg of Mutton Road. Follow the road up the hill and turn right into Monington Road. Turstin Road is the second on the left and number 13 will 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

Leasehold
Length of Lease: 122 years remaining
Service/Maintenance Charges: £1,341.74 PA (This includes buildings insurance at £79.77)
Ground Rent £10



Location

The property is approximately half a mile from the High Street with its good range of shops, banks, supermarkets, health centres, restaurants, cafes and public houses. This historic town 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, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Bristol, Bath, Taunton and Yeovil are all within commuting distance whilst access to the M5 motorway at Junction 23 is 14 miles.

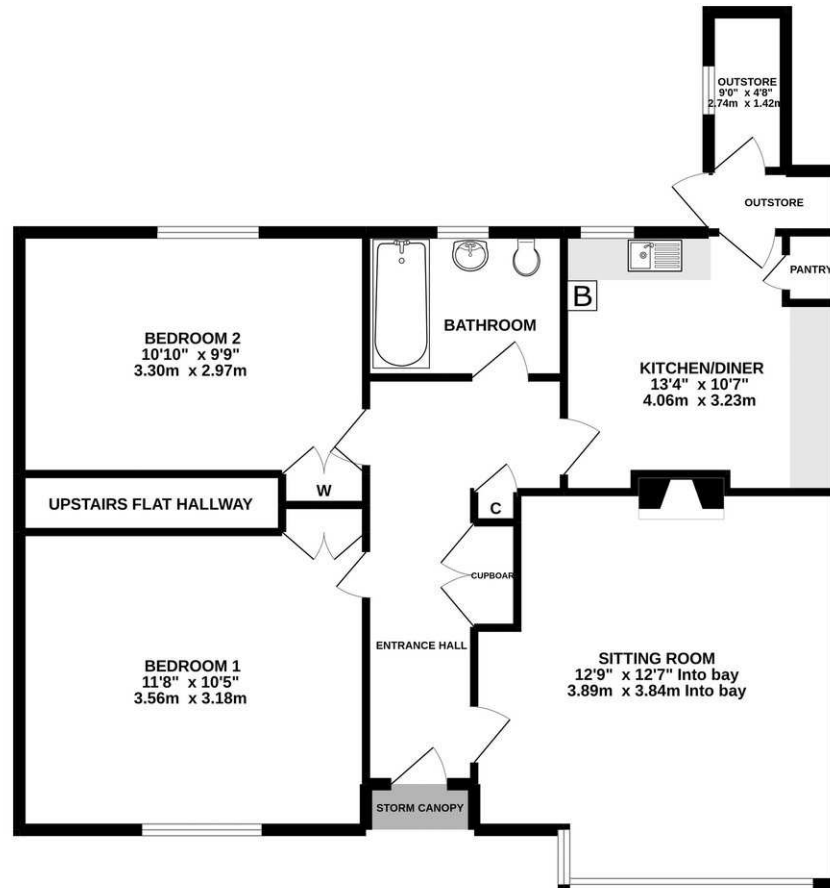
Insight

Beautifully updated throughout, this spacious ground floor apartment offers stylish, ready to move into accommodation with sitting room, two double bedrooms, an updated kitchen/dining room and bathroom, a useful study, generous rear garden and private entrance, close to the local store and green. Available with No Onward Chain.

- Beautifully modernised ground floor apartment finished to a high standard throughout, offering bright and spacious accommodation ready for immediate occupation with its own private entrance.
- Generous sitting room featuring a large bay window overlooking the front garden, complemented by contemporary décor and new flooring, creating an excellent everyday living space.
- Stylish refitted kitchen with an extensive range of modern units, integrated cooking appliances and ample space for dining, together with an adjoining utility.
- Two well proportioned double bedrooms, both benefiting from fitted wardrobes and recently fitted carpets, complemented by a contemporary bathroom fitted with a modern white suite.
- Useful study accessed from the rear hall, providing an ideal space for those working from home, hobbies or additional storage, together with an attached outside store.
- The property enjoys a generous rear garden offering excellent potential for landscaping or further cultivation, together with a patio area and timber garden shed.
- Set back from Turstin Road behind a front garden with off road parking space



GROUND FLOOR



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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