



£225,000

At a glance...



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**holland
& odam**

65 Northload Street
Glastonbury
BA6 9JR

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

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Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wyrral Park roundabout (B & Q on the left) take the second exit onto the bypass. On reaching the next roundabout, take the third exit into Sedgemoor Way and continue to the 'T' junction. Turn left into Northload Street, continue a short way where you will find no.65 on the left hand side.

Services

Mains electricity, gas, water and drainage are connected.

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

The property is situated along Northload street within in the historic town of Glastonbury, famous for its Tor and Abbey Ruins while the High Street is within a short walk and offers a good range of shops, supermarkets, restaurants, health centres, schooling and public houses. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles, whilst Bristol, Bath and Yeovil are all within commuting distance.

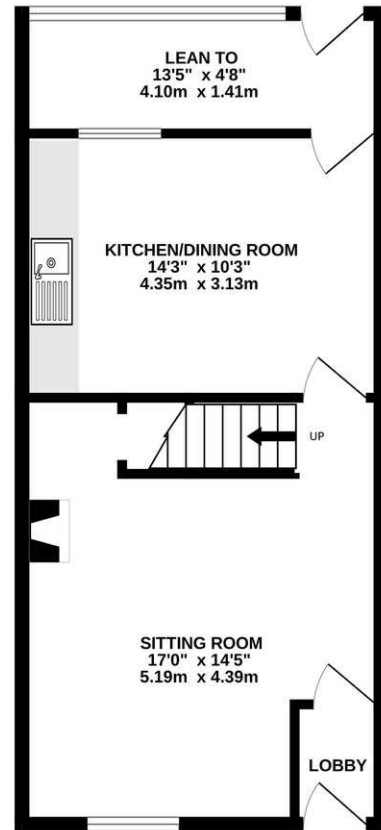
Insight

Perfectly positioned within a level walk of Glastonbury High Street, local schools and everyday amenities, this charming period terrace house, offers comfortable accommodation with two double bedrooms and a delightful west facing rear garden. Combining character features with practical living space, it presents an excellent opportunity for first time buyers, downsizers or investment purchasers alike. No onward chain.

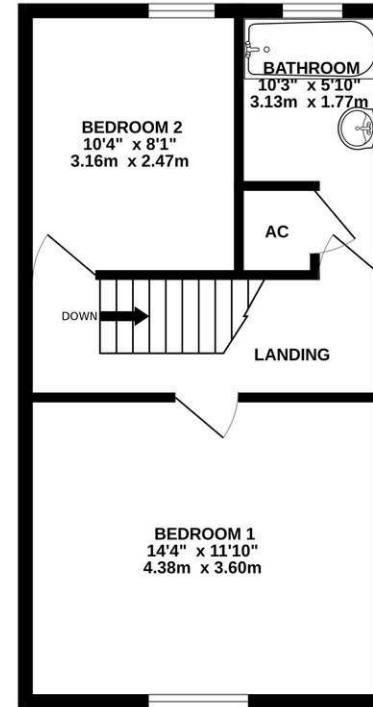
- Period mid terrace home conveniently situated within easy walking distance of Glastonbury High Street, local schools, shops and a wide range of everyday amenities.
- Sitting room featuring a fireplace with wood burning stove, providing a focal point and adding character to the principal reception room.
- Kitchen dining room offering ample space for family dining, fitted with a basic range of wall, base and drawer units together with space for freestanding appliances.
- Two well proportioned double bedrooms served by a family bathroom fitted with a white suite comprising a bath with electric shower over, wash hand basin and WC.
- Useful rear lean to providing additional utility space with room for further appliances and direct access to the rear garden.
- Enclosed west facing rear garden enjoying sunshine throughout much of the day, with patio, lawn, two timber sheds, one benefiting from electricity, and pedestrian rear access.
- An excellent opportunity for first time buyers, downsizers or investors seeking a character home with generous outdoor space in a convenient central location.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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