



£360,000

At a glance...



4



2



2



D



C

**holland
& odam**

65 Benedict Street
Glastonbury
Somerset
BA6 9NG

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From our Glastonbury office proceed down the High Street and at the bottom turn right down into Benedict Street. Continue along Benedict Street. The property is located half way down on the left hand side.

Services

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

For confirmation of mobile phone and broadband coverage, please visit checker.ofcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



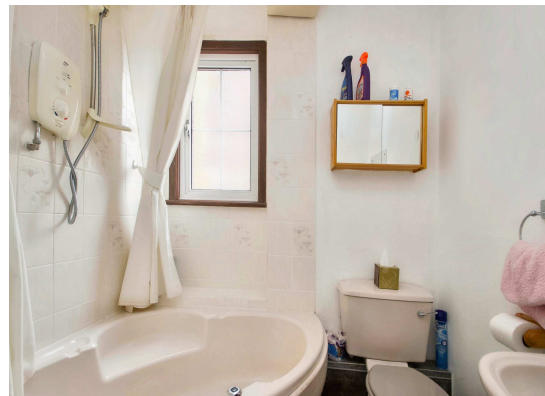
Location

The property is situated in Benedict Street and is within a level walk of the town centre which offers a good range of supermarkets, shops, cafes, restaurants, health centres and public houses. Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. More comprehensive facilities can be found in Street, 2 miles distant, where Clarks Village offers a wide range of shopping outlets, there are both indoor and open air swimming pools, Strode Theatre and Strode College. Access to the M5 motorway can be gained at Junction 23 some 14 miles.

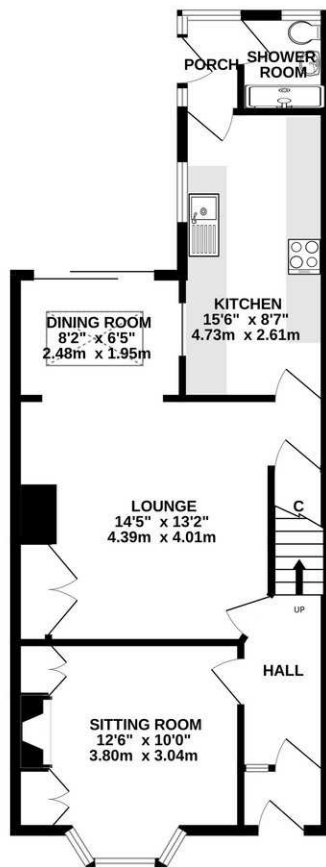
Insight

This charming period town house, is situated within short walk of the High Street and local amenities. Requiring some updating, the property is well proportioned and is available with NO ONWARD CHAIN. There are two reception rooms on the ground floor, with a kitchen/breakfast room and shower room. On the first floor there are four bedrooms and family bathroom, with a converted attic space/bedroom five on the second floor. At the rear there is a lovely south facing rear garden, with off road parking.

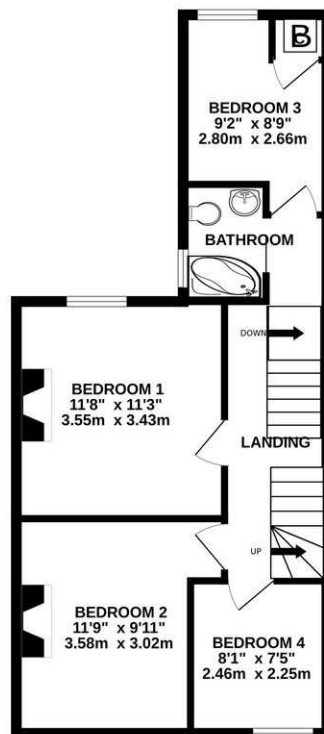
- Entrance vestibule leads to a hallway with stairs to the first floor and doors to sitting and lounge/dining rooms.
- Sitting room features a bay window, open tiled fireplace, and built-in storage cupboards.
- Open plan lounge/dining room with patio doors to garden and Velux roof light for added brightness.
- Modern kitchen/breakfast room extension includes integrated double oven, hob, and space for appliances.
- Rear porch provides access to the garden and cloakroom with WC and shower enclosure.
- Lovely southerly facing rear garden with patio, lawn, path, and off-road parking accessed via rear lane.
- Four bedrooms on the first floor with potential to convert two front bedrooms into one larger room. Attic conversion offers a fifth bedroom with eaves storage.



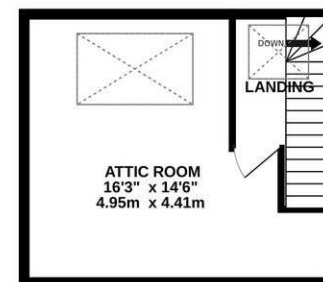
GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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.
Made with Metropix ©2024

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.