



£169,950

At a glance...



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**holland
& odam**

Flat 9, The Tanneries
Sedgemoor Way
Glastonbury
Somerset
BA6 9LW

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout take the second exit onto the bypass. At the next roundabout take the third exit into Sedgemoor Way and The Tanneries will be found on the left-hand side just before the 'T' junction with Northload Street. There are steel entry gates halfway along the building with intercom entry system.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Estate/Management Charges (included within service/maintenance charges)

Length of Lease - 980 years remaining from 2025
Service/Maintenance Charges £347 paid quarterly
Ground Rent £200 per annum



Location

The Tanneries are conveniently situated being close to the town centre with its good range of shops, banks, restaurants, supermarkets, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins is 6 miles from the Cathedral City of Wells. Street is 2 miles and offers a more comprehensive range of facilities including both indoor and open air swimming pools, Strode Theatre and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant.

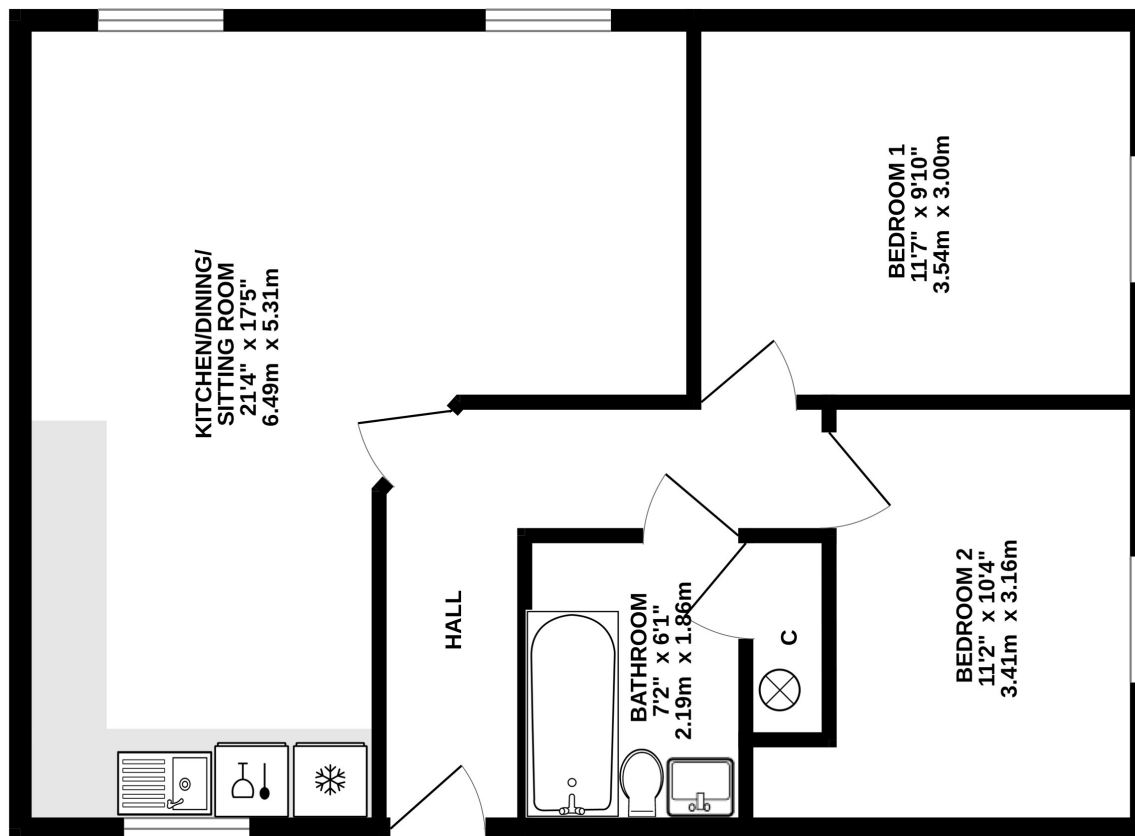
Insight

A well presented purpose built two bedroom first floor apartment with allocated parking space, located close to the historic town centre. The property has recently been redecorated and carpeted throughout, also benefiting from a large communal garden and bike store at the rear. An ideal opportunity for first time buyers, or investors alike.

- Considerably updated first floor apartment, benefiting from new carpets and redecoration throughout.
- Situated within a level walk of the High Street and local amenities
- From the gated courtyard entrance, stairs rise to the first floor, landing and private entrance door to the apartment
- The entrance hall has ample room for shoes and coats, with doors leading to to accommodation.
- To the left is a freshly carpeted, open plan kitchen, living and dining area which is wonderfully light and airy and benefits from an outlook towards Glastonbury Tor.
- The kitchen has been fitted with a range of modern wall and base units, complemented with wooden worktops and integrated appliances including fridge freezer, hob, oven and dishwasher.
- The bathroom includes a panel bath with shower over wash, handbasin, toilet, and heated towel rail. From here there is a convenient airing cupboard with space and plumbing for a washing machine.
- At the end of the newly carpeted hallway, are two well proportioned bedrooms, both of generous proportions.
- Bedroom two is a comfortable single, or perfect home office area, while the dual aspect master bedroom comfortably accommodates a King size bed alongside freestanding furniture.
- Outside, there are established communal gardens for residents' enjoyment as well as a bin store and bike store. Access is via a secure gated entrance with keypad entry.



FIRST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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 inaccuracy. The floorplan is provided for information only and does not constitute an offer of any 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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