





£325,000

To View:

Holland & Odam
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BA6 9DX

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4



1



2

Energy
Rating

D

Council Tax Band
C

Services

Local Authority
Somerset Council
0300 123 2224

Tenure
Freehold



Location

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

Description

A spacious end of terrace town house, requiring updating and with the benefit of a large stone garage/workshop at the rear, which has plenty of potential (subject to any change of use or consent), to be converted into an independent annexe or office etc. The house comprises four bedrooms and two reception rooms, as well as a kitchen/breakfast room. Available with No Onward Chain.

From the entrance hall, stairs rise to the first floor landing, with doors opening to the sitting room, dining room and kitchen. The sitting room has a bay window to the front and a stone fireplace. On into the dining room, again featuring a fireplace with inset gas fire and doors into the garden/breakfast room. The kitchen comprises a modern range of units, including a breakfast bar, space for a gas fired range cooker, washing machine and integrated fridge/freezer. A window and door open to the rear garden.

On the first floor, there are four bedrooms and the bathroom, all with matching doors, leading from the main landing. Bedrooms two and four, both have front facing aspects, whilst the first and fourth bedrooms have windows to the rear, with views over the adjacent playing fields. The bathroom comprises of a panelled bath with shower over, wash hand basin and a WC.

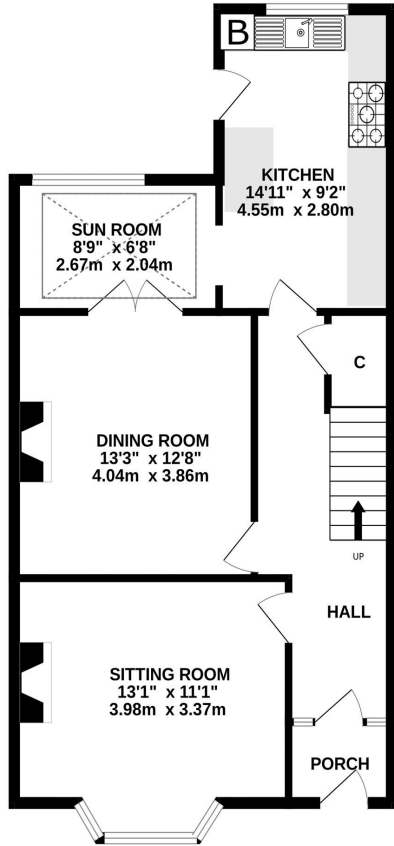
At the rear, there is an enclosed courtyard, enjoying a good degree of seclusion, with pedestrian access into the large stone garage and workshop. Both the courtyard and garage enjoy access by foot and by car, from the lane at the side, which also leads to the smaller adjoining single garage. All of which have power/light supplied and provide further potential for conversion, for a variety of potential uses, subject to any necessary planning consents.

Directions

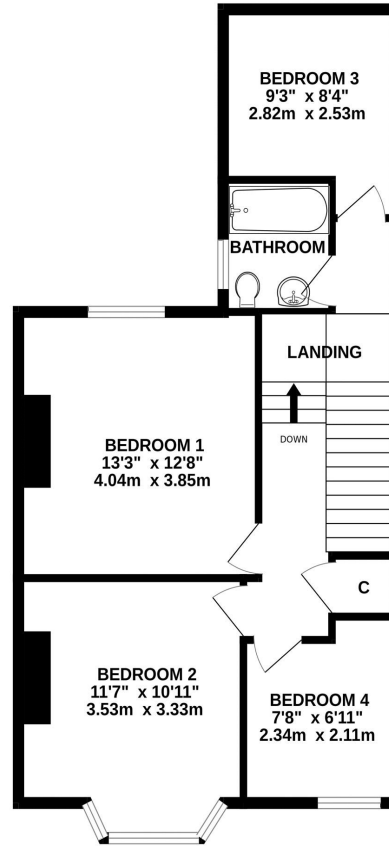
On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left and at the mini-roundabout turn left into Magdalene Street. Continue and after approximately 200 metres turn left into Benedict Street. Continue approximately two thirds of the way down, where the property can be found on the left hand side.



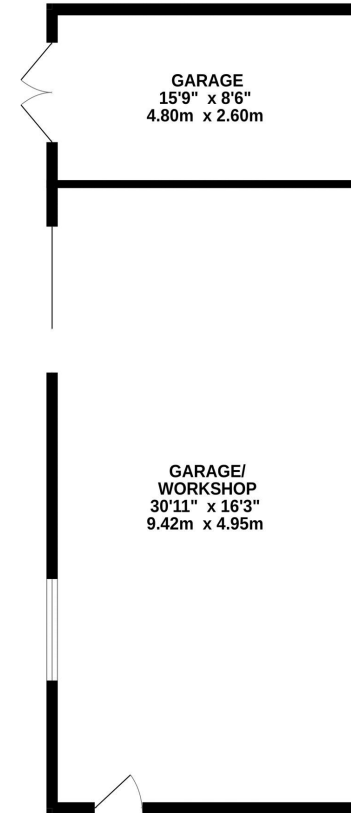
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



GARAGE
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 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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