



£135,000

*At a glance...*



1



1



1



EPC

B



COUNCIL  
TAX

B

**holland  
& odam**

33 Cavendish Lodge  
Magdalene Street  
Glastonbury  
Somerset  
BA6 9FD

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

On foot, from the town centre, proceed down the High Street and turn left into Magdalene Street. Continue for approximately 100 metres and turn right by the Catholic Church down the pedestrian access to Cavendish Lodge. Vehicle access can be gained by turning off the Street Road into Oriel Drive, then turning right by the petrol station and continue on around passed car park for Morrisons Supermarket, where you will find the visitor parking for Cavendish Lodge.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Ground Rent: £666.02  
Length of Lease: 125 Years from 1st May 2006  
Maintenance Charges £2254.98

For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)



## Location

The apartment is conveniently situated for Morrisons Supermarket and the town centre with its good range of shops, restaurants, cafes, health centres and public houses. The historic town of Glastonbury 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 and the complex of shopping outlets in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.

## Insight

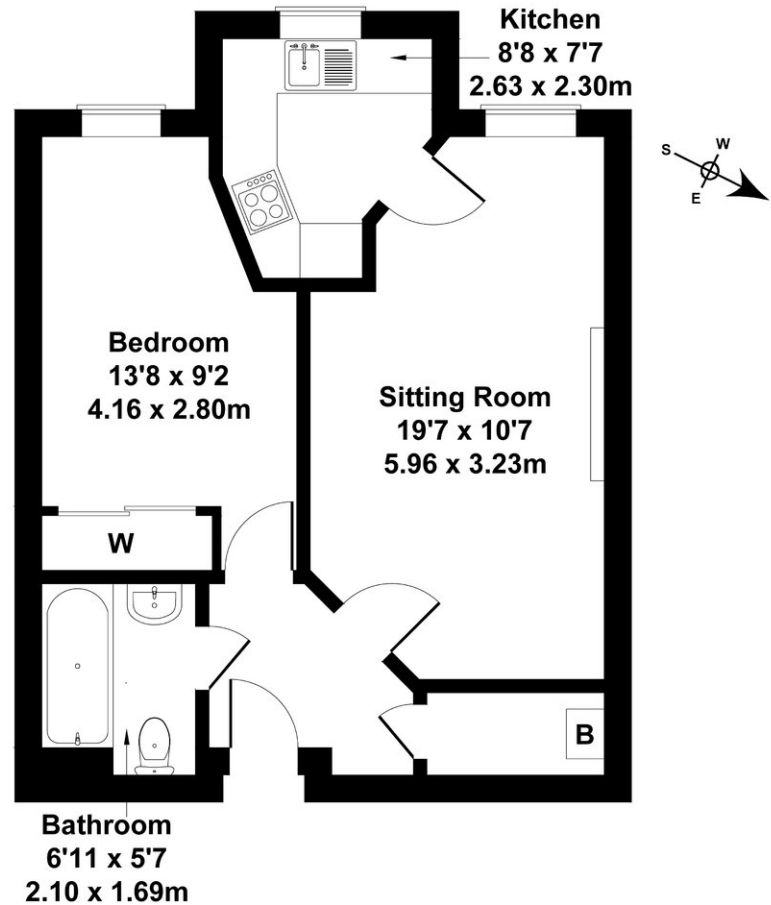
A purpose built, second floor, one bedroom retirement apartment that has been well-maintained throughout and is conveniently situated for the town and its local amenities. From the communal hall, a private entrance door leads to a spacious hallway leading to a light and airy sitting room, kitchen, double bedrooms with built in wardrobes and bathroom. Outside there are attractive communal gardens that can be enjoyed. There is also a careline system with 24/7 assistance if required. Available to purchase with no onward chain.

- Retirement Apartment for ages 60 & over available with 'No Onward Chain'
- Central location for the town & local amenities
- Good public transport links to nearby towns
- Entrance hall with a walk in storage cupboard providing shelving and the hot water tank.
- The living room is bright & airy with a fireplace surround and electric fire.
- From here there is a a glazed door into the kitchen which has been fitted with a range of wood effect units.
- Integrated appliances include built-in electric oven, hob and extractor as well as an integrated fridge & freezer
- The bedroom is a good size having a double built-in wardrobe with sliding mirrored doors
- The bathroom has been updated with a bath with shower over, vanity unit with inset wash hand basin and WC. There is an electric towel warmer and shaver light with socket.
- Dimplex storage heaters provide the heating throughout.



# 33 Cavendish Lodge

Approximate Gross Internal Area  
484 sq ft - 45 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## 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.