



£157,500

At a glance...



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**holland
& odam**

5 Coachmans Yard
Glastonbury
Somerset
BA6 9QG

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 main roundabout (B & Q on the left) take the second exit onto the bypass. At the next roundabout take the third exit right into Sedgemoor Way and continue to the 'T' junction with Northload Street. Turn right and Coachmans Yard will be found on the right.

Services

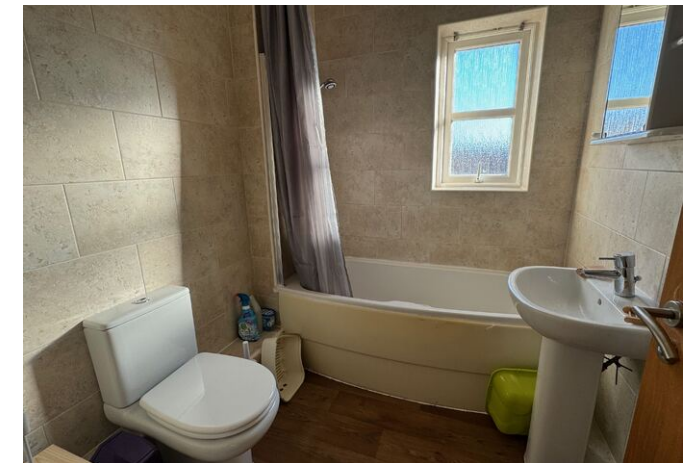
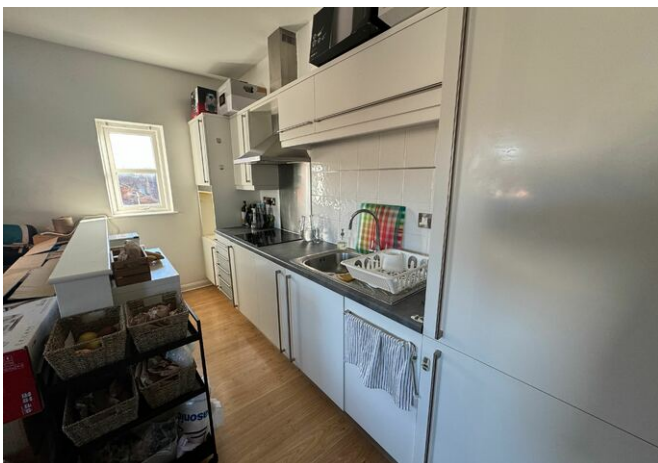
Mains electricity, gas, water and drainage are connected. Night storage heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 979 years remaining
Service/Maintenance Charges £1,150.80
Ground Rent £110



Location

The property is conveniently located for the town centre with its good range of shops, restaurants, cafes, health centres, supermarkets and doctors' surgeries. 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 more comprehensive 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 Dunball (Junction 23), whilst Bristol, Bath and Taunton are all within commuting distance.

Insight

This contemporary style second floor flat, would make an ideal buy to let investment or for first time buyers. There are two good bedrooms, a large open plan sitting room and kitchen, bathroom and utility cupboard with plumbing for the washing machine. Allocated parking is available for one car. Available with No Onward Chain.

- Ideal property for investors/first time buyers with No Onward Chain
- Well maintained second floor apartment
- Feature open plan sitting room and kitchen
- Kitchen comprises a modern range of units, including a built in oven, hob, fridge/freezer and dishwasher
- Two good bedrooms with bed one having a built in cupboard
- The bathroom comprises a modern white suite, including a shower over the bath
- Also off the hall is the utility cupboard with space and plumbing for a condensing washer drier
- Allocated parking available for one vehicle
- Open plan sitting room 18'4 x 18'7, Bed one 12'7 x 10'9 and Bed two 12'9 x 7'2



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.

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