



£325,000

At a glance...



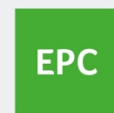
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COUNCIL TAX

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**holland
& odam**

20 Benedict Street
Glastonbury
Somerset
BA6 9EX

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. Number 20 can be found just along on the right hand side.

Services

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

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

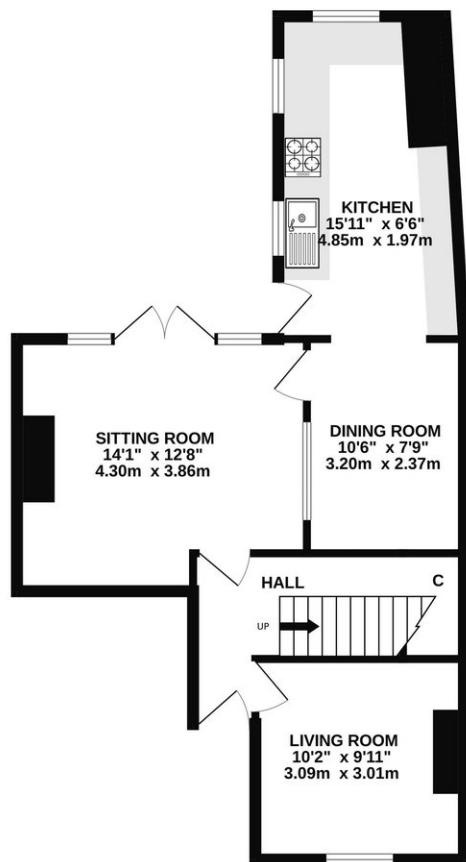
Charming period three bedroom town house, enjoying the benefit of a retail shop unit with street side frontage, and the additional benefit of a lovely rear garden and secure off road parking for 3-4 cars. The property also enjoys two reception rooms as well as kitchen/dining room and family bathroom.

an annual income of circa £4,000), being situated just off of Glastonbury High Street

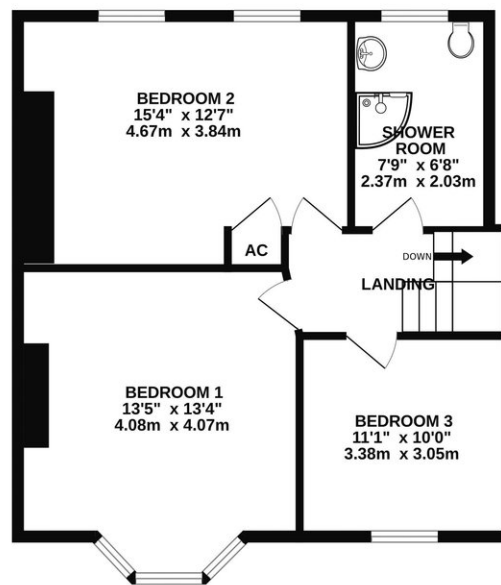
- This mid terrace house, benefits from a front sitting room, off of the entrance hall, lounge with patio doors out onto the garden and further door to the kitchen/dining room
- Being appointed with an ample range of oak fronted units, the kitchen includes an integrated oven, hob and dishwasher as well as an ample breakfast/dining area
- On the first floor, there are three double bedrooms. Beds one and three having front facing aspects, with bed two looking out over the garden
- The family bathroom completes the first floor, having been updated to include a shower enclosure, WC and wash hand basin
- At the rear, there is a good enclosed garden, with an expanse of patio, well stocked rockery and shrub borders
- Finally, beyond the garden and accessed from the carpark, there is secure enclosed parking behind wooden gates for up to four cars



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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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