



£215,000

*At a glance...*



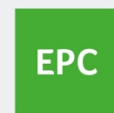
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**holland  
& odam**

8 Mayfield Close  
Glastonbury  
Somerset  
BA6 9GU

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

On entering Glastonbury, passing Morrisons Supermarket on the left, and at the mini-roundabout turn left into Magdalene Street. After approximately 150 metres the entrance to Heritage Court will be found on the left opposite the car park for the Abbey Ruins. Continue to half way along, with the entrance into Mayfield Close, being along on the left hand side.

## Services

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

## Local Authority

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

## Tenure

Freehold

## Management Charges:

£1253 Per annum (Covering building insurance, communal garden maintenance & parking)



## Location

Mayfield Close is a modern collection of properties located in the centre of Glastonbury within easy walking distance of all amenities. Renowned for historic and mythical associations with the famous Tor and Abbey Ruins, Glastonbury is 6 miles from the Cathedral City of Wells and some 2 miles from Street which has more comprehensive facilities including Strode Theatre and the complex of shopping outlets in Clarks Village.

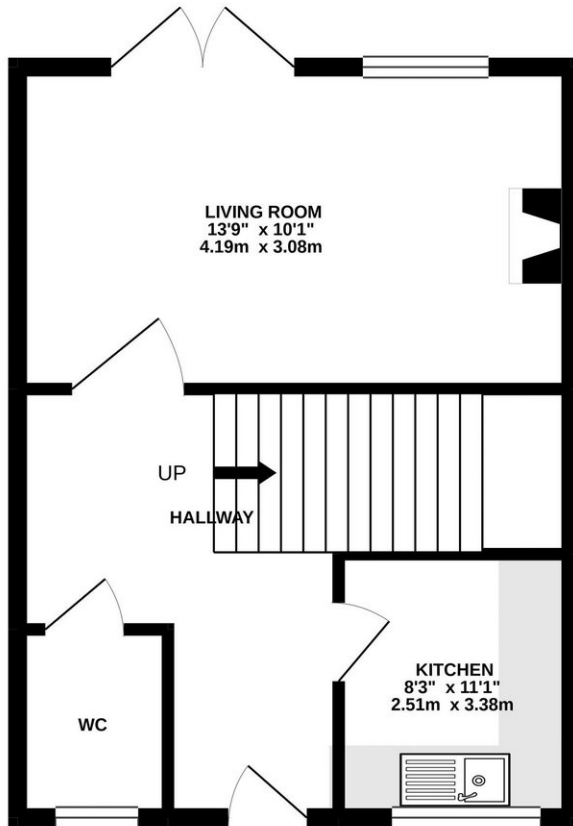
## Insight

Tucked away, in a secluded part of the town, yet conveniently situated only a short level walk from the High Street and local amenities, this lovely two bedroom home is presented superb condition throughout and benefits from designated parking and access to a communal garden. Available to purchase with no onward chain.

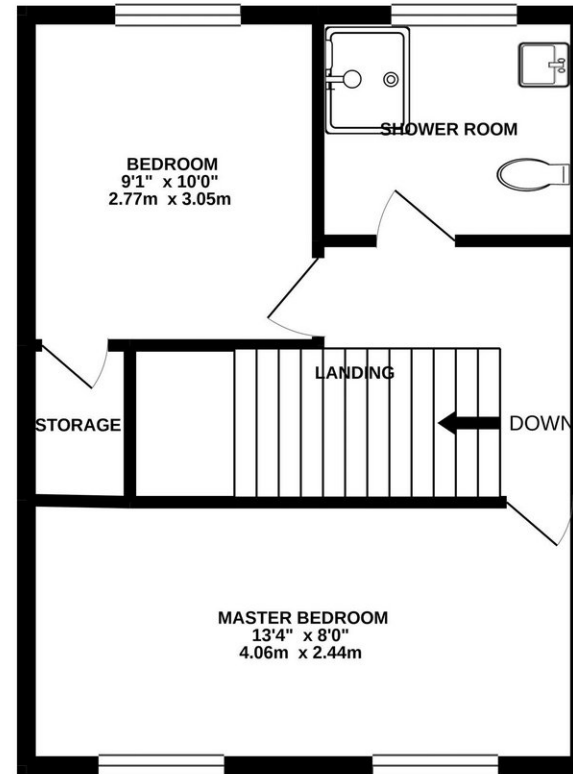
- A fantastic opportunity for first time buyers and investors alike.
- Entering into the entrance hall, there is a modern cloakroom with toilet and basin, complemented with metro style tiles, and stairs rising to the first floor.
- The kitchen, situated at the front of the property has been fitted with a range of modern wall and base units with integrated appliances including oven and hob.
- At the rear of the property there is a good size sitting room with double doors leading to the patio and communal garden, flooding the room with plenty of natural light.
- Stylish built in storage can be found either side of the feature fireplace with woodburner style electric heater.
- Upstairs, there are two well proportioned bedrooms. The master benefits from floor to ceiling built in wardrobes, and a desk area with open shelving creating the perfect space to work from home.
- Bedroom two overlooks the garden to the rear and also offers useful built in storage.
- Both bedrooms are serviced by the superbly finished family shower room with walk in shower, toilet and vanity unit.
- Outside there is a communal garden for the residents of Mayfield Close, a private patio area perfect for alfresco dining, and a designated parking space for one vehicle.



GROUND FLOOR



1ST FLOOR



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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