



£115,000

At a glance...



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COUNCIL
TAX

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**holland
& odam**

35 Cavendish Lodge, Magdalene Street
Glastonbury
Somerset
BA6 9FD

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

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

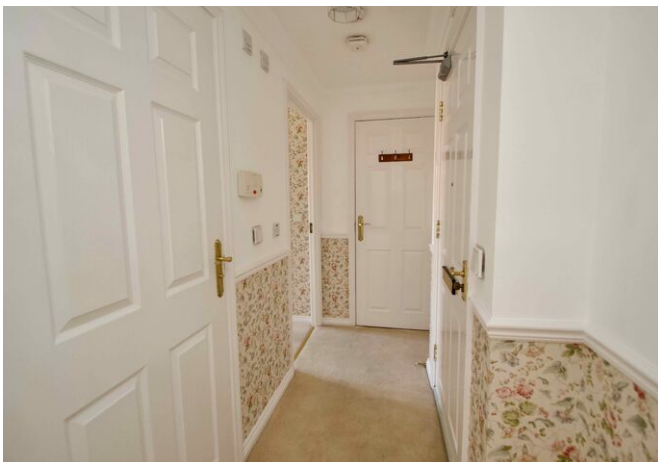
Mains electricity, water and drainage are connected.
Electric storage heating

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 years from May 2006
Expires 2131 Service /
Maintenance Charges £1,005 half yearly
Ground Rent £333 half yearly



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.

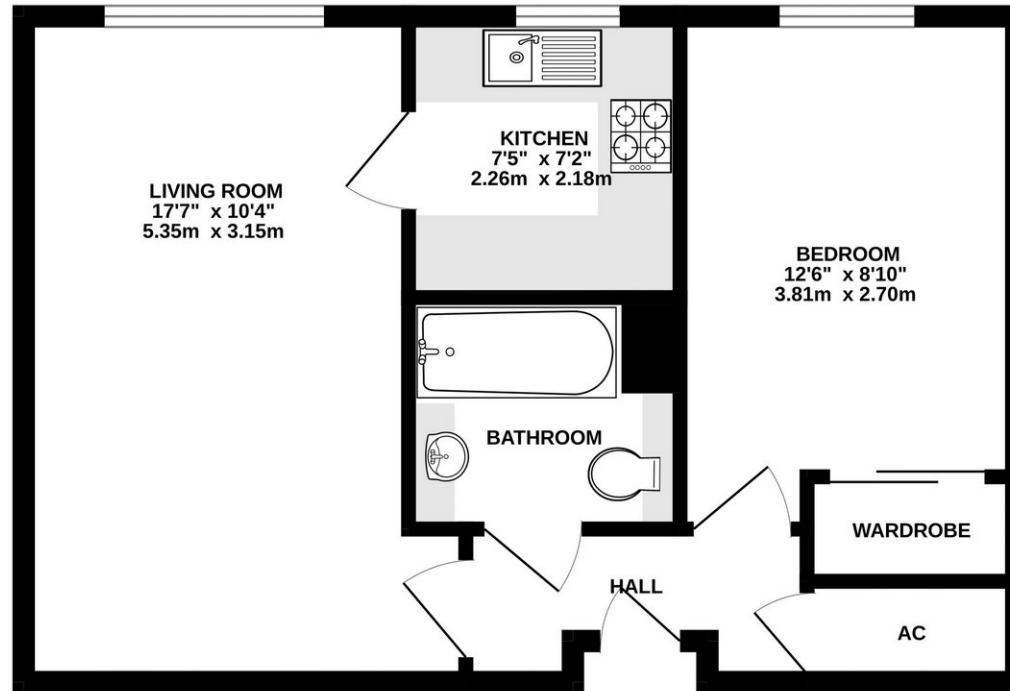
Insight

This lovely one bedroom retirement apartment has been well-maintained throughout and is conveniently situated for the town and its local amenities. Outside there are attractive communal gardens that can be enjoyed. There is also a careline system with 24/7 assistance if required. Please check the brochure for maintenance & service charges applicable.

- 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
- Lovely communal lounge, guest suite, laundry room & lift
- Entrance hall with attractive doors off to all the rooms, a built-in cupboard provides shelving and the hot water tank. Also there is a care line facility with 24 hour assistance
- The living room is bright & airy with a fireplace surround and electric fire.
- From the lounge there is a window overlooking part of the communal garden and a glazed door into the kitchen.
- This has been fitted out with a range of light wood effect units incorporating a stainless steel sink, 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 generous walk-in shower enclosure, vanity unit with inset wash hand basin and WC. There is an electric towel warmer and shaver light with socket



GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (41.9 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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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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