





£450,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk

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Energy Rating G

Council Tax Band D



Services

Mains electricity, water and drainage are connected. Electric heating

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From our Glastonbury office proceed down the High Street and at the bottom turn right down into Benedict Street. Benedict House can be found just along on the right hand side.

Description

An intriguing Grade II listed period town house of original character, with we believe, the houses original origins dating back to circa 15th century, being beautifully presented and incorporating a small lock up shop ideal for a variety of commercial uses. The windows at the front have all had shutters fitted and the rear courtyard enjoys a great degree of seclusion.

From the entrance vestibule, an etched paned door opens to the hall. A door on the right takes you into the study, which feature a tiled fireplace and a window to the front. The hall with its flagstone floor continues on to the kitchen and into the dining room. Here you find a heavy cross beamed ceiling, feature fireplace with tiled inserts, window to front, doors leading into the shop/gallery and sitting room. This has a high vaulted ceiling, two recesses, velux roof lights and bi-fold doors onto the courtyard. The shop/gallery, historically run as a tobacconist and barbers shop but in more recent years as a shop selling antiques, handmade waistcoats and more latterly an art gallery. There is a deep bay window with a fully glazed door onto Benedict Street, timber panelling to walls and a wooden floor. Back to the kitchen, fitted with a modern range of shaker style wall, base and drawer units with integrated electric oven, induction hob, microwave, dishwasher and fridge/freezer. A window overlooks the courtyard and door opens into a shower room, complete with a shower enclosure, WC, wash hand basin a door into the courtyard.

Onto the first floor, where there are three double bedrooms and a family bathroom. Bedroom one has a window to the front, with a door into an en-suite shower, complete with a shower enclosure, WC and wash hand basin. The two remaining bedroom also enjoy front facing aspects, with bedroom three having an airing cupboard, with the final second bedroom being accessed via a further door, with the bedroom on the right, a cloakroom on the left and the well appointed family bathroom directly in front of you.

Location

The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.





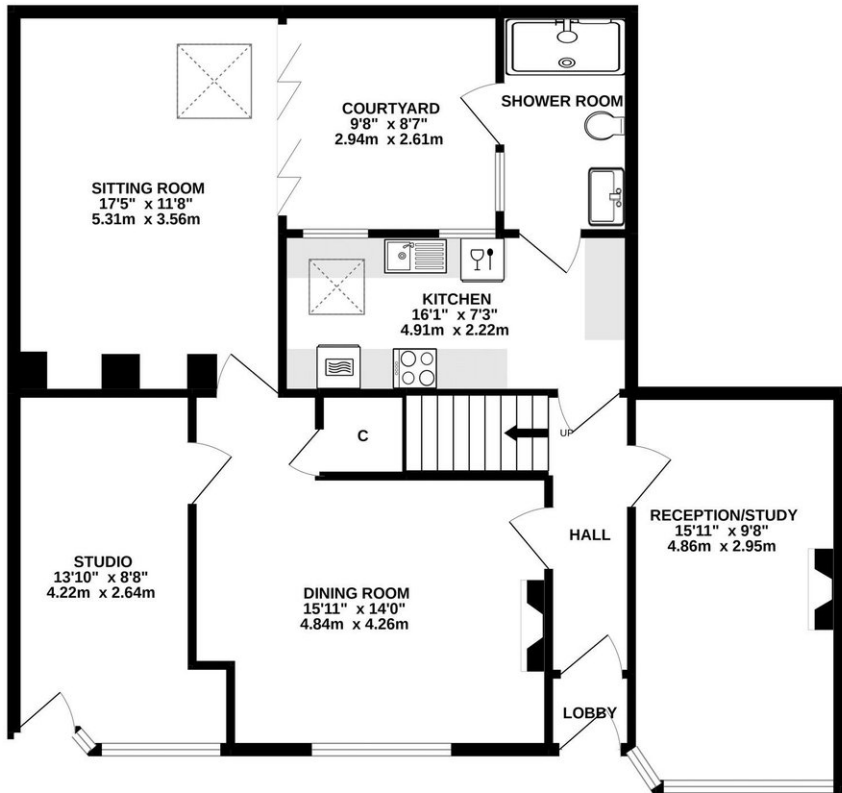
The courtyard garden provides a peaceful oasis, enjoying calm and seclusion. Taking access from the bi-fold doors out of the sitting room, or from the kitchen utility room, the garden provides a superb added dimension to the house.



- Beautiful Grade II listed period property, situated in the heart of the town
- Three double bedrooms with two bathrooms on the first floor
- Sitting room, Dining room and study on the ground floor, affording a wealth of period feature, including beamed ceilings, fireplaces and flagstone floors
- Kitchen and utility area, leading to the third bath/shower room
- Lovely enclosed courtyard garden at the rear, enjoying privacy and seclusion
- Incorporating a small lock up shop ideal for a variety of commercial uses
- Electric heating with secondary glazing and shutters to the majority of windows



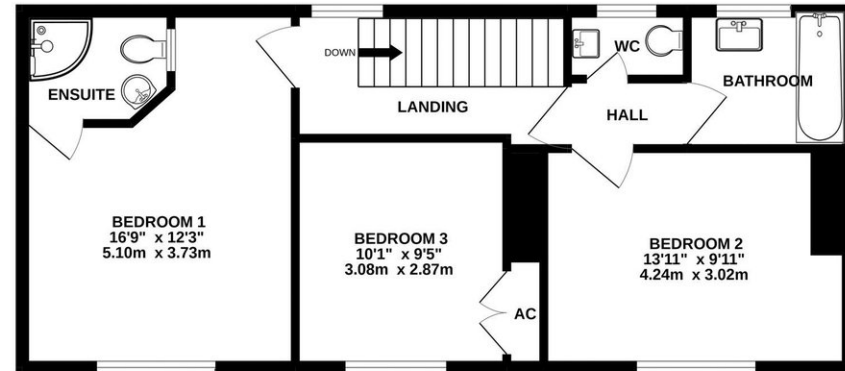
GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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