



£165,000

At a glance...



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**holland
& odam**

Flat 24
The Tanneries
Sedgemoor Way
Glastonbury
Somerset
BA6 9LW

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 Wirral Park roundabout take the second exit onto the bypass. At the next roundabout take the third exit into Sedgemoor Way and The Tanneries will be found on the left-hand side just before the 'T' junction with Northload Street. There are steel entry gates halfway along the building with intercom entry system.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 999 Years from 1st April 2006
Service/Maintenance Charges £1529.84 PA
Ground Rent - £200 PA



Location

The Tanneries are conveniently situated being close to the town centre with its good range of shops, banks, restaurants, supermarkets, health centres and public houses. 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 a more comprehensive range of 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 Junction 23 (Dunball) some 14 miles distant.

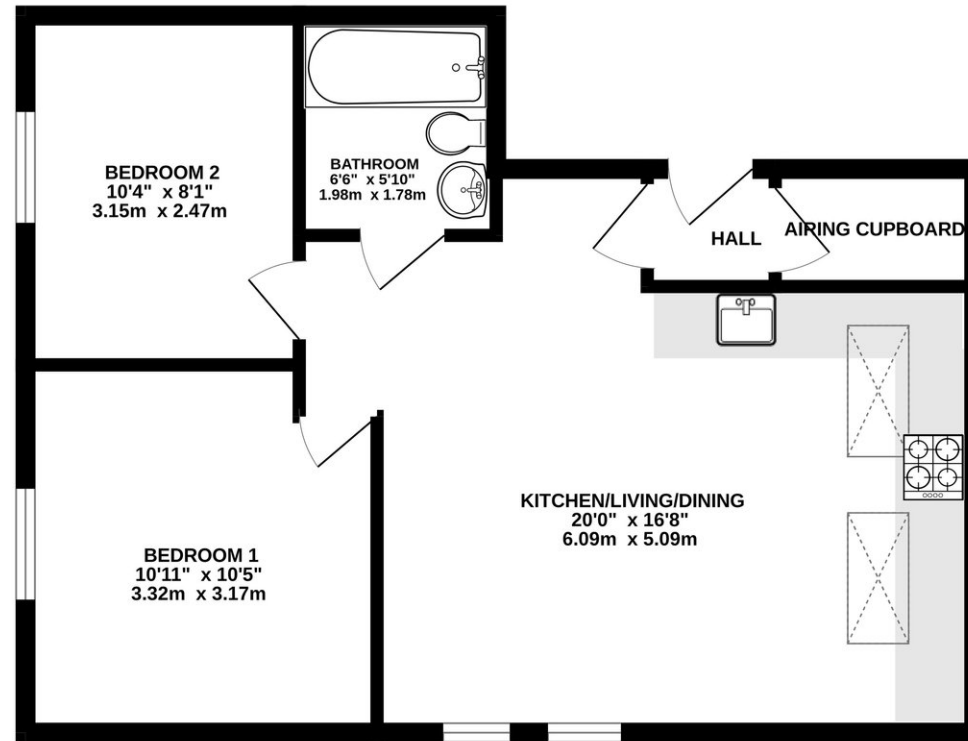
Insight

A stylish purpose built two bedroom second floor apartment with allocated parking space, located close to the historic town centre. The property has a lovely open-plan kitchen/living area, while also benefiting from a large communal garden and bike store at the rear. Available with No Onward Chain.

- Situated within a level walk of the High Street and local amenities
- From the courtyard entrance stairs rise to the second floor, landing and private entrance door to the apartment
- The entrance hall includes a utility cupboard with plumbing for the washing machine.
- The open plan, kitchen and sitting room comprises a modern range of units with wooden worktops over, with integrated appliances include an oven and hob with extractor hood over.
- The lovely space is flooded with plenty of natural light from the velux roof windows above.
- Two light and airy bedrooms located at the rear of the property, one of which is a comfortable double.
- The bathroom includes a panel bath with shower over wash, handbasin, WC, and heated towel rail
- The property is accessed via secure steel entrance gates with keypad entry system leading through to an archway into the contemporary communal courtyard garden with bicycle store.



GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.5 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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