





Offers in excess of £299,500

To View:

Holland & Odam
30, High Street, Glastonbury, Somerset
BA6 9DX

01458 833123
glastonbury@hollandandodam.co.uk

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Energy Rating C

Council Tax Band
B

Services

Mains services connected. For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority
Somerset Council

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.

Description

Extended turn of the century mid terrace house, having three bedrooms, two reception rooms and two bathrooms, also benefitting from a garage with studio room and off road parking. Gas fired central heating and double glazing.

From the entrance hall, stairs rise to the first floor landing with a door on the left into the lounge. Here there is a window to the front, feature fireplace with inset gas fire, understair cupboard and doors opening into the kitchen/breakfast room. Fitted with a range of modern wall, base and drawer units having space and plumbing for a gas fired range cooker, upright fridge/freezer and washing machine. Doors open into the dining room extension with a further door into the utility room. This has space for a washing machine, wall mounted gas central heating boiler and door into the bathroom. Adapted for disabled use, there is a walk in shower, panelled bath, wash hand basin and WC.

On the first floor, stairs lead up to the second floor attic . room with further doors opening to the three bedrooms. Bedroom one has a velux roof light, with steps down into the dressing room extension, where a further door opens into an ensuite shower room. Bed two, also having a velux roof light, has an opening into a study/dressing area with window to the rear. Bedroom three at the front, has been divided into two rooms, but can simple revert back into one L-shaped room by removing the partition wall. The second floor attic has been converted, although cannot be included as a bedroom, having a velux window and eaves storage space.

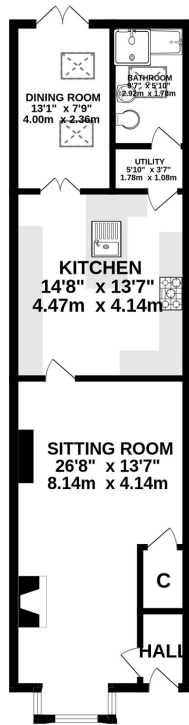
The rear garden has been created with easy maintenance in mind, having a large patio extending from the dining room. A path then extends down to the foot of the garden, where a door opens into a studio room attached to the rear of the garage. This provides for a variety of potential uses (treatment, office etc.), subject to any necessary consents. Beyond here is a large garage/workshop, which can potentially contain two cars with doors opening onto the lane beyond, where there is also, conveniently, parking available for one car.

Directions

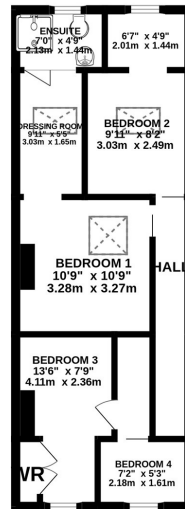
From our Glastonbury office proceed down the High Street and at the bottom turn right down into Benedict Street. Continue along Benedict Street. The property is located towards the bottom on the right hand side.



GROUND FLOOR



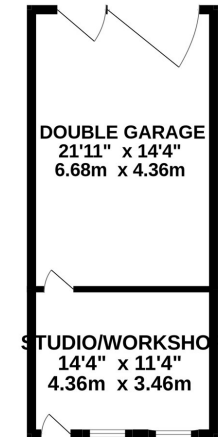
1ST FLOOR



ATTIC FLOOR



GARAGE



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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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 Woodward Insurance & Mortgage Insurance Services.*

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