



£155,000

At a glance...



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**holland
& odam**

6 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 200 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 and then proceeding around the outside edge of Morrisons carpark, passing the petrol station, until you reach the parking for Cavendish Lodge.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 108 years remaining
Annual Service/Maintenance Charges £2,254.98
and Ground Rent £666.02



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.

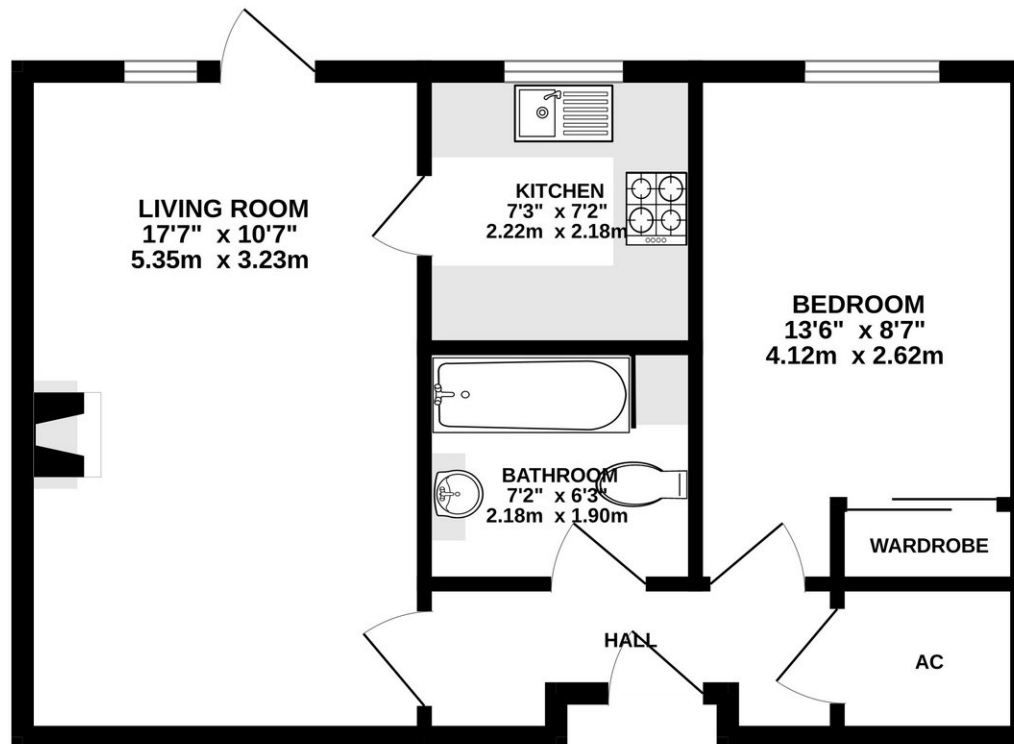
Insight

A purpose built one bedroom ground floor retirement apartment with the benefit of direct access to the development's attractively landscaped communal gardens. The apartment benefits from direct access onto the side communal garden. From the communal hall, a private entrance door opens into a spacious hall, where there is a deep airing cupboard. The living room has doors opening out onto the gardens with a further opening into a kitchen, fitted with modern appliances including an electric cooker, hob and washing machine. The double bedroom has a fitted double wardrobe and a bathroom that benefits from a suite comprising of a panelled bath with shower over, wash hand basin and WC.

- Retirement Apartment for ages 60 & over, having a central location for the town & local amenities and good public transport links to nearby towns
- 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 door opening out onto a secluded communal side garden, with a further door into the kitchen
- The kitchen 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 and washing machine
- The bedroom is a good size having a double built-in wardrobe with folding doors
- The bathroom comprises a panelled bath with shower over, vanity unit with inset wash hand basin and WC. There is an electric towel warmer and shaver light with socket
- There is also a lovely communal lounge, guest suite, laundry room & lift to all floors



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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