



£275,000

*At a glance...*



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COUNCIL  
TAX

B

**holland  
& odam**

1 Norbins Road  
Glastonbury  
Somerset  
BA6 9JE

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn left into Manor House Road and then right into Norbins Road where the property will be found immediately on the right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is conveniently located being within a short walk of the High Street with its good range of shops, banks, supermarkets, 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 a more comprehensive range of facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst Bristol, Bath, Taunton and Yeovil are all within an hour's commuting distance.

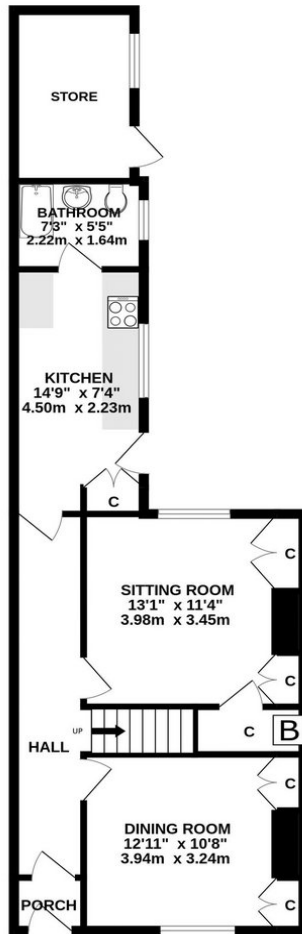
## Insight

Situated within a short walk of the High Street and local amenities, this lovely two bedroom period end of terrace property is available with vacant possession upon completion. Additionally, there are two reception rooms, a kitchen and two bathrooms. At the rear there is a side access into a generous rear garden with a garage and workshop at the foot, accessed from Manor House Road.

- Spacious period end of terrace town house, enjoying a corner plot position with a garage and workshop
- On the ground, there is a dining room and sitting room, with a kitchen towards the rear comprising a range of wall and base units with space for appliances
- Completing the ground floor, there is a bathroom which includes a 'sits' bath with a shower over, wash hand basin and a WC
- On the first floor, there are two bedrooms and a bathroom
- Bedroom one is a large double with two windows to the front
- Bedroom two has a rear facing aspect with two wardrobes and a door to an inner lobby (providing further cupboard storage) \*\*
- \*\* The lobby was formerly accessed via an extension of the landing via bedroom two. This wall could easily be reinstated to create a separate access to the lobby and shower room
- The large rear garden comprises of a lawn and prepared vegetable beds, extending down to the garage and workshop at the foot
- Vehicular access to the garage can be found from Manor House Road



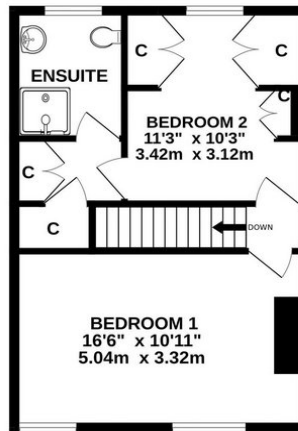
GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



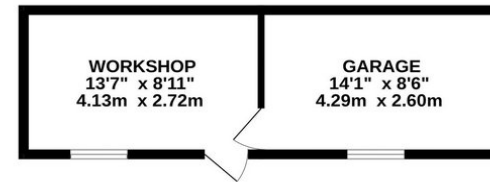
TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.

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  
414 sq.ft. (38.5 sq.m.) approx.



OUTBUILDINGS  
242 sq.ft. (22.5 sq.m.) approx.



**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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