





£235,000

To View:

Holland & Odam  
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glastonbury@hollandandodam.co.uk



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Energy  
Rating C

Council Tax Band  
B

Services

All mains services connected

Local Authority  
Somerset Council  
0300 1232224

Tenure  
Freehold



## Location

The property is situated in Fairfield Gardens 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

A spacious three storey town house in a cul-de-sac location near the centre of the historic town of Glastonbury, also benefitting from solar panels generating an additional income from the high tariff.

With the accommodation spread over three floors, we begin on the ground floor there is a front entrance porch, stairs rising to the first floor, a cloakroom, utility and boiler room (housing the recently fitted gas fired combination boiler). Doors also lead from the utility room to the garage and garden. On the first floor, the stairs open into a large open plan living room, having a fireplace with an electric fire and slate hearth. The main feature here though, is the full width window enjoying light from the lovely south westerly aspect. Also here is the kitchen/dining room, fitted with a range of wooden fronted units and having an integrated electric oven and gas hob. There are also two windows overlooking the rear garden.

Stairs concealed behind an opaque screen, then rise from the lounge to the second floor. This has an airing cupboard and doors into the three bedrooms and bathroom. Bedrooms one and three are at the front, enjoy views to Wyreall Hill in the distance and have built in cupboards. Bedroom two is at the rear with views taking in Glastonbury Tor to the East and also a built in cupboard. Finally the family bathroom comprises of a modern white suite, with panelled bath, shower, WC and wash hand basin.

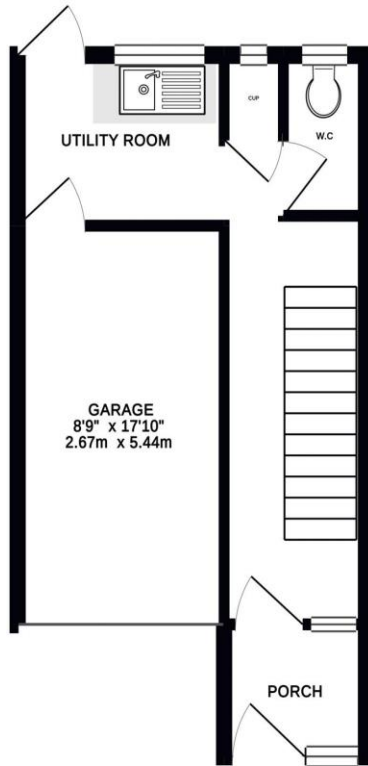
At the front there is driveway parking to a single integral garage. The garden at the rear is enclosed, having a paved seating area enclosing a wooden deck, enjoying a great degree of security, ideal for children and pets. Agents Note: There are solar panels fitted to the front elevation, that generate an income of approximately £1,000 per annum, based on an average of the last few years.

## Directions

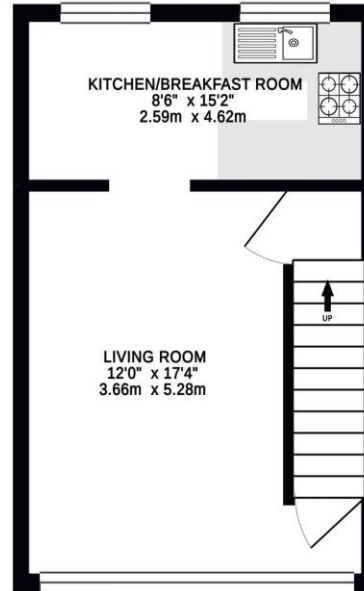
On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout take the first exit left. Proceed along Magdalene Street and take the turning on the left into Benedict Street. After approximately 300 yards turn left into Fairfield Gardens and the property will be found approximately half way along on the left.



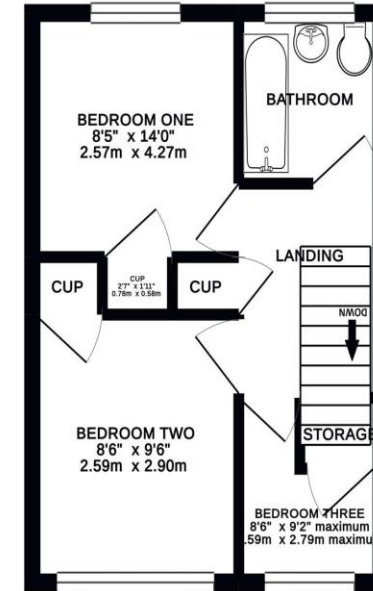
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



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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