



£255,000

At a glance...



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**holland
& odam**

Rowan Cottage, 130 Wells Road
Glastonbury
Somerset
BA6 9AQ

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the town centre proceed up the High Street and at the top of the hill turn left into Wells Road. Continue passing the Avalon Garage on your right hand side where the property can then be found a short distance further along 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

Tenure

Freehold



Location

The property is situated on the outskirts of the town with its good range of shops, restaurants, health centres, supermarkets and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south for the Cathedral City of Wells. Street is approximately 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

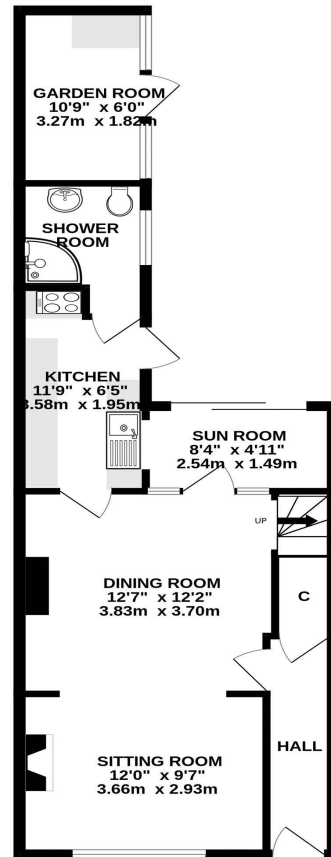
Insight

A charming three bedroom Victorian mid terrace home, located a short distance from the High Street, Abbey Ruins & Glastonbury Tor. The property is well set back from the road and provides plenty of off road parking. Furthermore the property benefits from gas central heating and double glazing. Available with no onward chain.

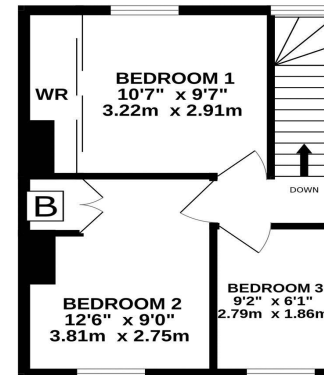
- Charming Victorian mid terrace home, situated on the outskirts of the town
- Cosy sitting/dining room with a feature stone open fireplace, recesses either side. In the dining area there are further recesses and stairs rising to the first floor
- The kitchen leads off from the dining room, this has been fitted with a range of wooden units incorporating an integrated fridge, built-in electric oven & hob, with space for a dishwasher.
- The bathroom is located off the kitchen. This comprises of a corner shower enclosure fitted with a mains fed shower, WC and wash hand basin
- Lastly on the ground floor is the sun room leading off the dining room, this has patio doors opening onto the courtyard. There is a utility room accessed off the courtyard, providing plumbing for a washing machine & tumble drier
- On the first floor, there are two double bedrooms and a single. Bedroom one has full length fitted wardrobes with mirrored doors, bedroom two has a wardrobe with hanging and shelving also housing the gas fired boiler
- At the front there is a well-established garden situated behind the parking. It provides an abundance of mature trees and shrubs, a pond and curved path to the open fronted porch. The courtyard at the rear is private and well enclosed, with raised beds.
- The property also had its roofed replaced in 2019



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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