



£245,000

*At a glance...*



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**holland  
& odam**

1 St. Edmunds Road  
Glastonbury  
Somerset  
BA6 9HU

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

From the centre of town, proceed to the top of the High Street and turn left. You will then find the turning for St Edmunds Road on your left hand side, just after the turning for Leg of Mutton Road. Number 1 will be found towards the end of the road.

## 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 situated just a short walk from the High Street with its good range of shops, restaurants, cafes, supermarkets, health centres etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells whilst Street, with its more comprehensive range of facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village, is 2 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## Insight

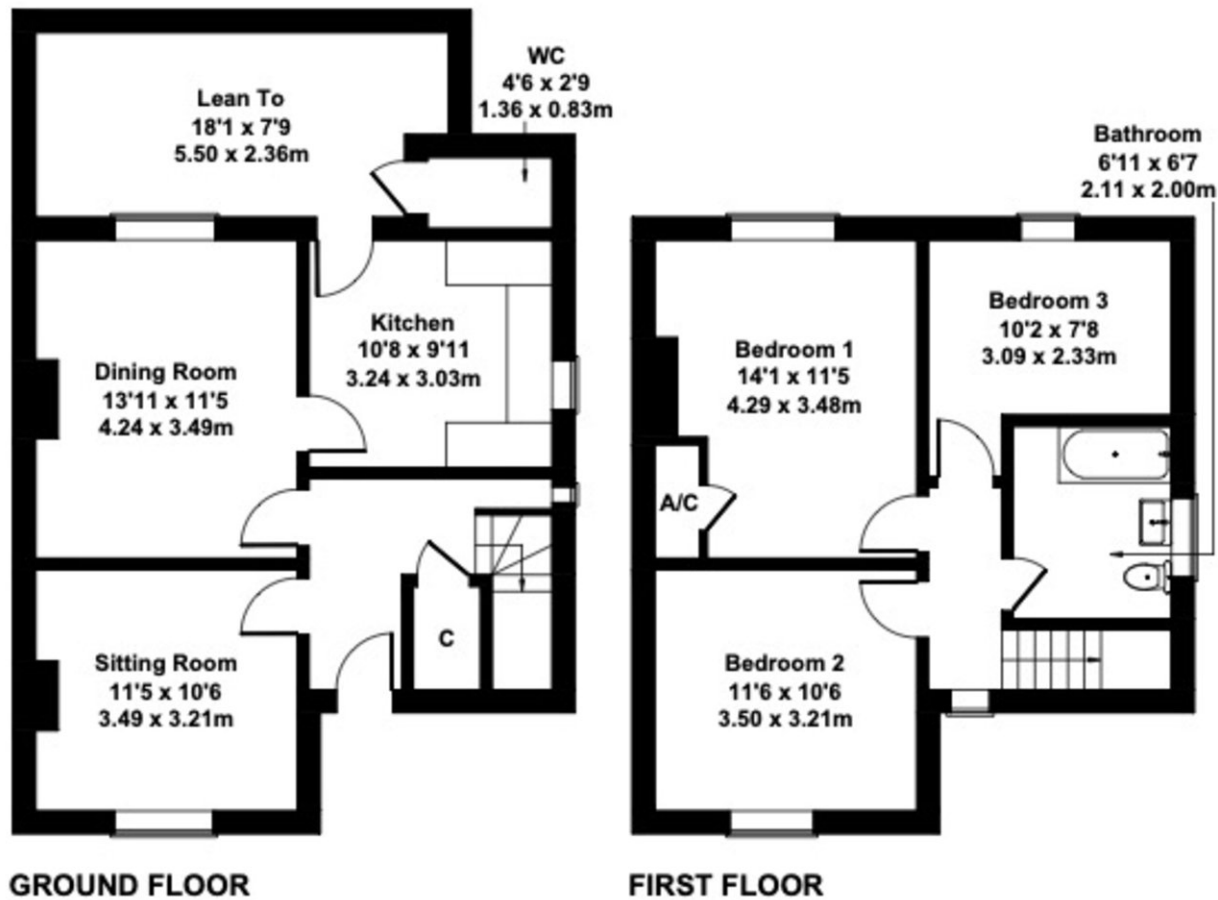
This well proportioned semi detached house conveniently situated within walking distance of the town centre. In need of updating throughout, the property comprises of an entrance hall, sitting room, dining room, kitchen, WC, and conservatory. On the first floor, there are three good sized bedrooms, and a family bathroom. Gardens to front and rear with off street parking also at the rear.

- Fantastic renovation opportunity available with no onward chain
- Entrance hall with stairs to first floor, storage cupboard and doors into the two reception rooms. The sitting room to the front is a good size and has an outlook over the garden.
- Dining room leading to both the kitchen, and lean to conservatory to the rear with adjoining WC.
- The kitchen is a good size with a range of wall and base units, wall mounted boiler and access to the rear garden.
- Upstairs, there are three spacious bedrooms, two of which are doubles.
- Completing the accommodation is the family bathroom, servicing all bedrooms, with a bath with shower over, basin and toilet.
- Outside, there are good sized gardens to both the front and rear providing a blank canvas for budding gardeners.
- An area for off street parking available at the rear, accessed from a gravelled side lane.



# 1 St Edmunds Road, Glastonbury

Approximate Gross Internal Area  
1023 sq ft - 95 sq m  
(Excluding Lean to)



Not to Scale. Produced by The Plan Portal 2024  
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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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