



£210,000

At a glance...



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**holland
& odam**

3 St Benedicts Close
Glastonbury
Somerset
BA6 9NA

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater at the main roundabout (B & Q on the left) take the third exit into Street Road. Pass Morrisons Supermarket on the left and at the mini-roundabout turn left into Magdalene Street. Continue and take the first turning into Benedict Street and then left again immediately before St Benedicts Church. No.3 can then be found along on the left 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 located within level walking distance of the town centre with its good range of shops, banks, restaurants, supermarkets, health centres, cafes and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 2 miles and offers a more comprehensive range of facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

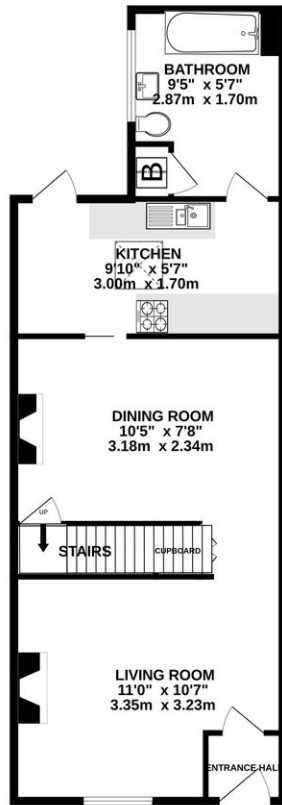
Insight

An ideal investment purchase or for first time buyers, this charming end of terrace two bedroom cottage with two reception rooms, is situated within a stones throw of the High Street and being available with No Onward Chain.

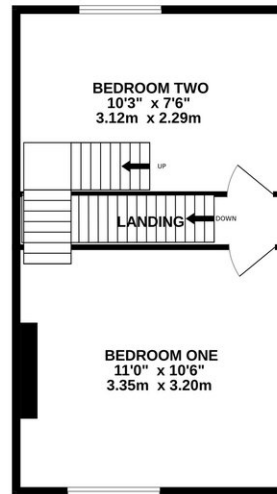
- Situated within walking distance of the High Street and local amenities
- From the front entrance porch, a door opens into the sitting room, having a window to the front and opening to the dining room, with understair cupboard on the left
- The dining room features a fireplace with inset wood burner, stairs to the first floor and a door to the kitchen
- This comprises a modern range of units, with integrated oven and hob, space for a washing machine and fridge/freezer, access to the courtyard and to the bathroom
- Featuring a panelled bath with shower over and wash hand basin
- On the first floor, there are two bedrooms. Bed one has a window looking out towards St Benedicts Church
- Bedroom two has a window to the rear and stairs rising to the second floor attic conversion, having windows to the front and rear
- There is a small courtyard garden to the rear



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3 ST BENEDICTS CLOSE, GLASTONBURY, BA6 9NA

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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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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