



£255,000

*At a glance...*



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EPC

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COUNCIL  
TAX

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**holland  
& odam**

8 Uppingstock Road  
Glastonbury  
Somerset  
BA6 8FS

**TO VIEW**

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Somerset BA6 9DX

**01458 833123**

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## Directions

From the town centre proceed up the High Street and at the top turn left into Wells Road. Continue for approximately three quarters of a mile and just before the roundabout, turn right into Old Wells Road, also sign posted for West Mendip hospital. Proceed passed the hospital and Wick Road, where you will see the turning into the estate on your 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](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges £TBC



## Location

The property is located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.

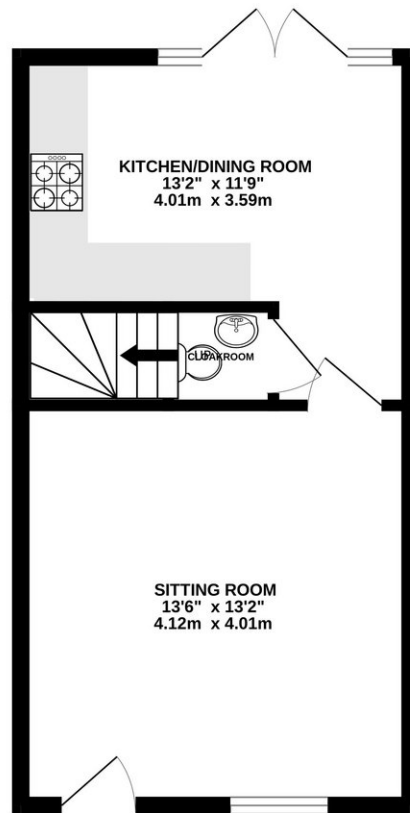
## Insight

Immaculately presented and situated in a popular new development, on the town outskirts, with good access to the by-pass leading to Wells and Street. This two bedroom semi detached house, makes an ideal first time buy or investment purchase being only approximately 2 years old. It also benefits from parking for two cars and an enclosed rear garden.

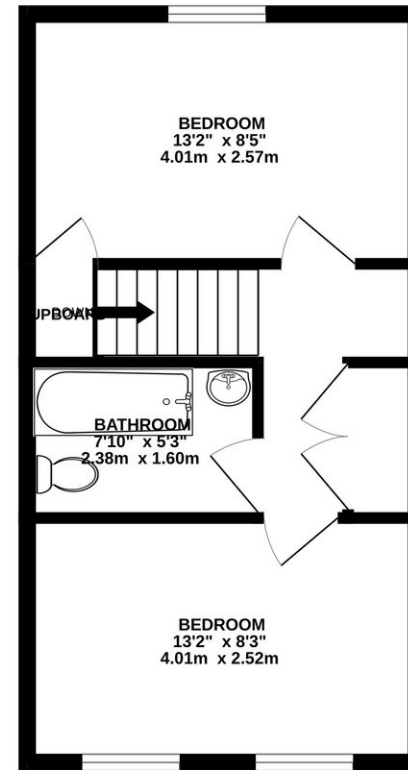
- Situated in a sought after development on the northern outskirts of town, by developer Elan Homes
- This barely two years old semi detached house, has an entrance door, opening into the sitting room
- Here, there are stairs rising to the first floor with a window to the front and door opening into the kitchen/dining room
- Before you enter the kitchen, a door on the right opens to a cloakroom
- The kitchen comprises a modern range of units, with integrated appliances including the cooker, hob, washing machine and fridge/freezer
- There is also space for a dining table, with double doors opening onto the garden
- On the first floor, there are two good double bedrooms. Bed one has windows overlooking the rear garden and a built in cupboard
- Bedroom two enjoys a rear facing aspect
- At the front there is off road parking for two cars, with a secure side access into the rear garden.
- This is enclosed behind timber fencing, is south facing and a patio extending across the rear elevation



GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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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