



£285,000

At a glance...



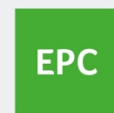
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COUNCIL TAX

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**holland
& odam**

4 Norbins Road
Glastonbury
Somerset
BA6 9JE

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn left into Manor House Road and then right into Norbins Road where the property will shortly be found on the right.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. The property was also fully re-wired in 2011

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

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

Insight

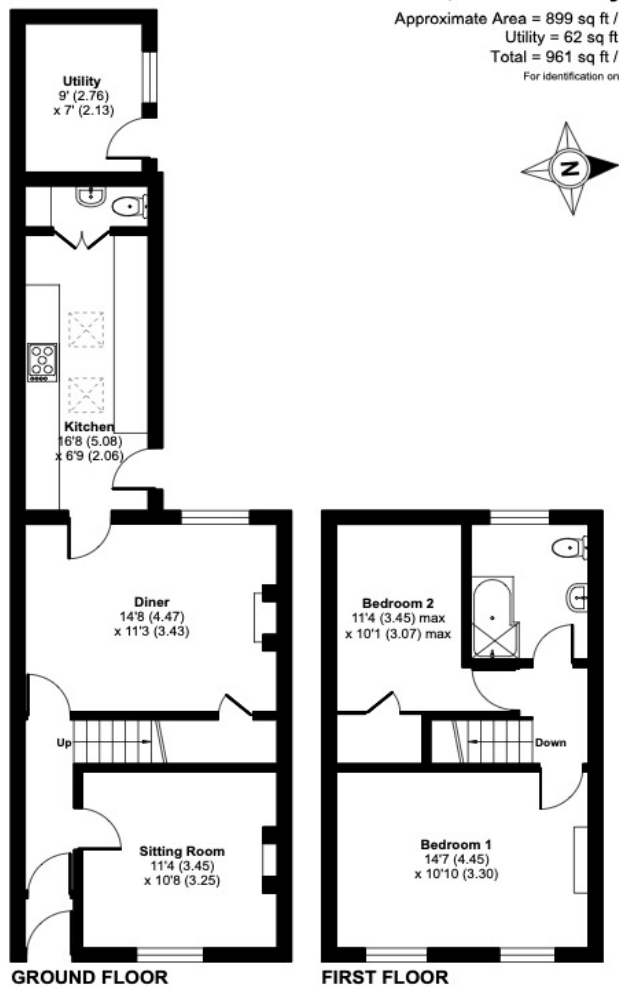
A superbly presented, mid terrace family home conveniently situated within walking distance of the High Street and local schooling. The property offers well proportioned accommodation throughout including two reception rooms and two double bedrooms. Outside there is an enclosed rear garden, storeroom and off street parking.

- Spacious period town house, situated in a central location, close to amenities. From the ground floor vestibule and into the reception hall, stairs rise to the first floor, with doors into the dining room and sitting room
- The dining room has a window to the front flooding the room with plenty of natural light, overlooking the courtyard to the front.
- The sitting room to the rear offers a feature fireplace with wood burning stove, useful built in under stairs storage, and a door leading to the kitchen
- The kitchen has been fitted with modern, handleless base units with integrated dishwasher, and space for freestanding cooker and fridge freezer, complemented with wood effect worktops
- From here, there is a cloakroom with space for washing machine and dryer, and a glazed door providing direct access to the garden.
- On the first floor, there are two good sized bedrooms. The master to the front is bright and spacious, with two windows, while bedroom two is a good sized double benefitting from built in storage with access to the loft.
- Both bedrooms are serviced by the modern family bathroom with P shaped bath with shower over, toilet and basin.
- Outside, there is an enclosed garden mostly laid to lawn with a patio area perfect for alfresco dining.
- An outbuilding provides valuable storage space, while a timber gate at the rear leads to the driveway



Norbins Road, Glastonbury, BA6

Approximate Area = 899 sq ft / 83.5 sq m
 Utility = 62 sq ft / 5.7 sq m
 Total = 961 sq ft / 89.2 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © r|hocom 2024. Produced for Cooper and Tanner. REF: 1071356

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