



£435,000

At a glance...



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**holland
& odam**

Chalice House
Street Road
Glastonbury
Somerset
BA6 9EQ

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From our Glastonbury Office, proceed down the High Street and bear left at the bottom into Magdalene Street. Follow this road to the mini roundabout, taking the right hand exit, sign posted for Street. You will see Highfield, a little way along on the left hand side, immediately before Wearyall Hill, as indicated by our for sale sign.

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

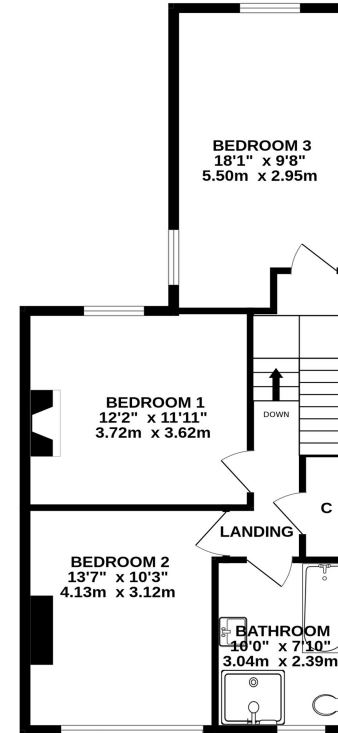
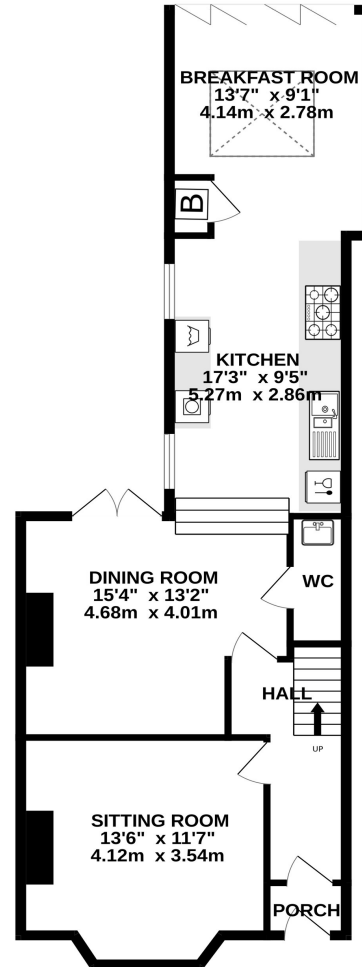
Insight

Conveniently located within walking distance of the town and local amenities, this fully renovated town house, affords beautifully presented, light and spacious accommodation throughout. The accommodation comprises an entrance hall, sitting room, dining room, kitchen/breakfast room (with integrated appliances), three double bedrooms and well appointed family bathroom. There is ample off road parking to the front, with a patio/terrace



- Fully renovated town house, being ideally situated within five minutes walk of the High Street and local amenities
- The renovations include the roof, complete re-wire, plumbing, heating, ceilings, windows and walls. Underfloor heating to the kitchen/family room
- The kitchen/family room is well appointed with integrated appliances, doors to the garden and ample space for a breakfast table and seating area
- In the sitting room, a wooden floor has been laid, accompanied by a bay window to the front and a feature fireplace, as has the dining room, also having doors to the patio
- On the first floor, there are three good bedrooms, and spacious bath/shower room. Bedroom one has dual aspect windows to the front and rear, with bedrooms two and three having front facing aspects with views over the town
- The bathroom is beautifully appointed with a panelled bath, fully tiled shower enclosure, WC and wash hand basin
- Outside, there is ample off road parking to the front, with a large south westerly facing patio and lawned garden to the rear





TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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DISCLAIMER

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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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