



£365,000

At a glance...



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**holland
& odam**

19 Bere Lane
Glastonbury
Somerset
BA6 8BD

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From our High Street offices, proceed down to the market place and bear left towards Magdalene Street. Carry on over the mini roundabout into Fishers Hill and then at the top, around to the left into Bere Lane. The property can be found further 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 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.

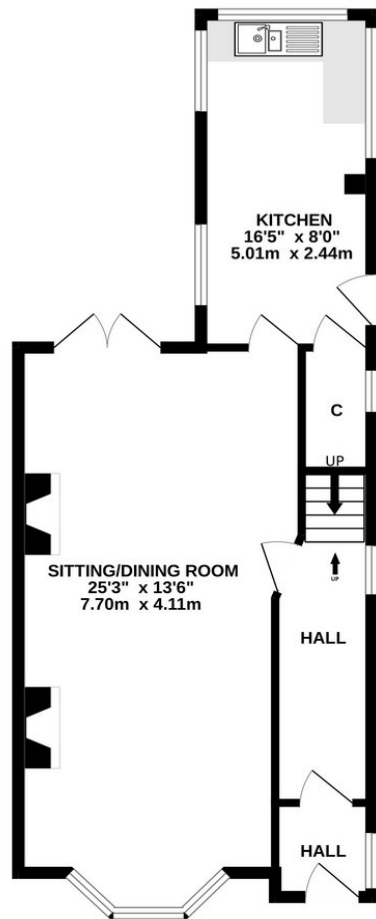
Insight

Significantly updated town house, built back in the 1920's and affording a sought after position along Bere Lane, within walking distance of the town landmarks and amenities. The accommodation comprises of an open plan sitting/dining room and kitchen on the ground floor, with three good bedrooms and a bathroom on the first floor. Outside there is off road parking for 2-3 cars, with a landscaped garden at the rear.

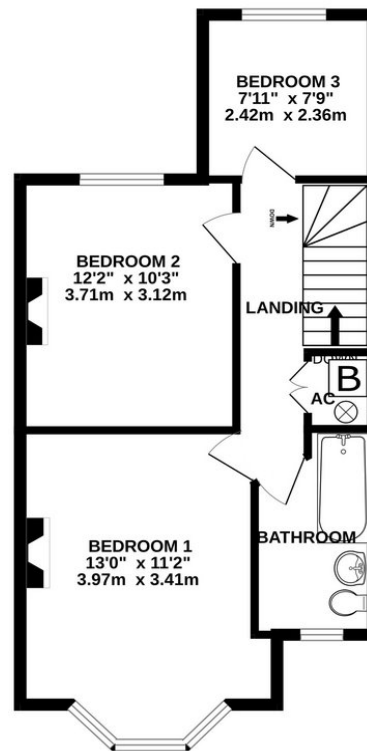
- Situated within walking distance of the Abbey, Glastonbury Tor and Chalice Well, also for the High Street and local amenities
- The property has been updated over the last few years as well as landscaping to the well proportioned rear garden
- An entrance hall with a pattern tiled floor opens to the sitting/dining room. Here there are two fireplaces, a bay window to the front, patio doors to the garden and a door to the kitchen
- Presented with free standing units and providing space and plumbing for a cooker, washing machine and upright fridge/freezer
- On the first floor, bedrooms two and three have rear facing aspects looking out over the garden and Abbey Park beyond. Bedroom one has a bay window to the front, and both beds one and two have exposed wooden floors, plus cast iron fireplaces
- The bathroom has also been updated comprising a white suite with shower over the bath, WC and wash hand basin, tiling to all four walls
- Outside to the front and side, there is off road parking for two-three cars, with a gated access into the rear garden.
- This enjoys a great degree of sunlight through the warmer months, with a patio extending from the house, onto a lawn and then down to the a further patio at the foot, ideal for 'Al-Fresco' dining



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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