



£255,000

*At a glance...*



2



2



1



EPC

E



COUNCIL  
TAX

B

**holland  
& odam**

6 Norbins Road  
Glastonbury  
Somerset  
BA6 9JE

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto: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.

## Local Authority

Mendip District Council  
0300 3038588  
[mendip.gov.uk](http://mendip.gov.uk)

## Tenure

Freehold





## Location

The property is conveniently located being 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 hour's commuting distance.

## Insight

A charming period mid terrace house, conveniently situated within walking distance of the High Street and local schools. The property also benefits from having a garage at the rear, enclosed garden, two reception rooms, kitchen, two good bedrooms and a converted attic room (providing potential for a third bedroom, subject to building regulations). It is also available with No Onward Chain.

Spacious period town house, situated in a central location, close to amenities

From the ground floor vestibule, reception hall, stairs rise to the first floor, with doors into the dining room and sitting room

The sitting room has a feature fireplace with inset gas fire, a window to the front and an archway into the dining room

Here there is a gas fire with back boiler, a door into the kitchen and further door into a lean to garden room

The kitchen comprises a range of wall and base units, with space for a gas/electric cooker, washing machine, dishwasher and fridge/freezer

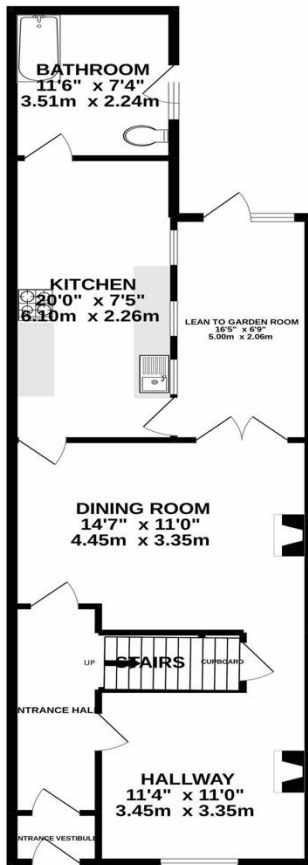
Finally on the ground floor is the bathroom, complete with a roll top bath

On the first floor there are two good bedrooms and WC. Bed one has two windows to the front, and a door with steps up to a converted attic space

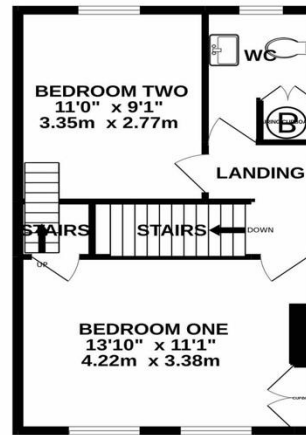
Bedroom two has a window to the rear. The WC contains the



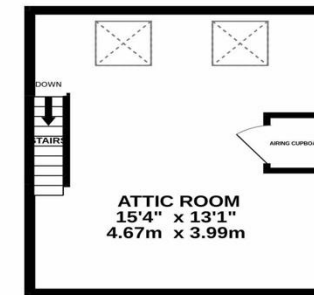
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2022

### DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.