



£399,500

At a glance...



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**holland
& odam**

12 Fairfield Gardens
Glastonbury
Somerset
BA6 9NH

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout take the first exit left. Proceed along Magdalene Street and take the turning on the left into Benedict Street. After approximately 300 yards turn left into Fairfield Gardens and the property will be found at the end of the cul-de-sac on the right.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



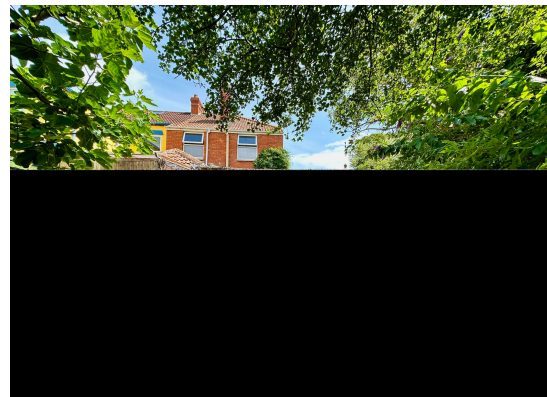
Location

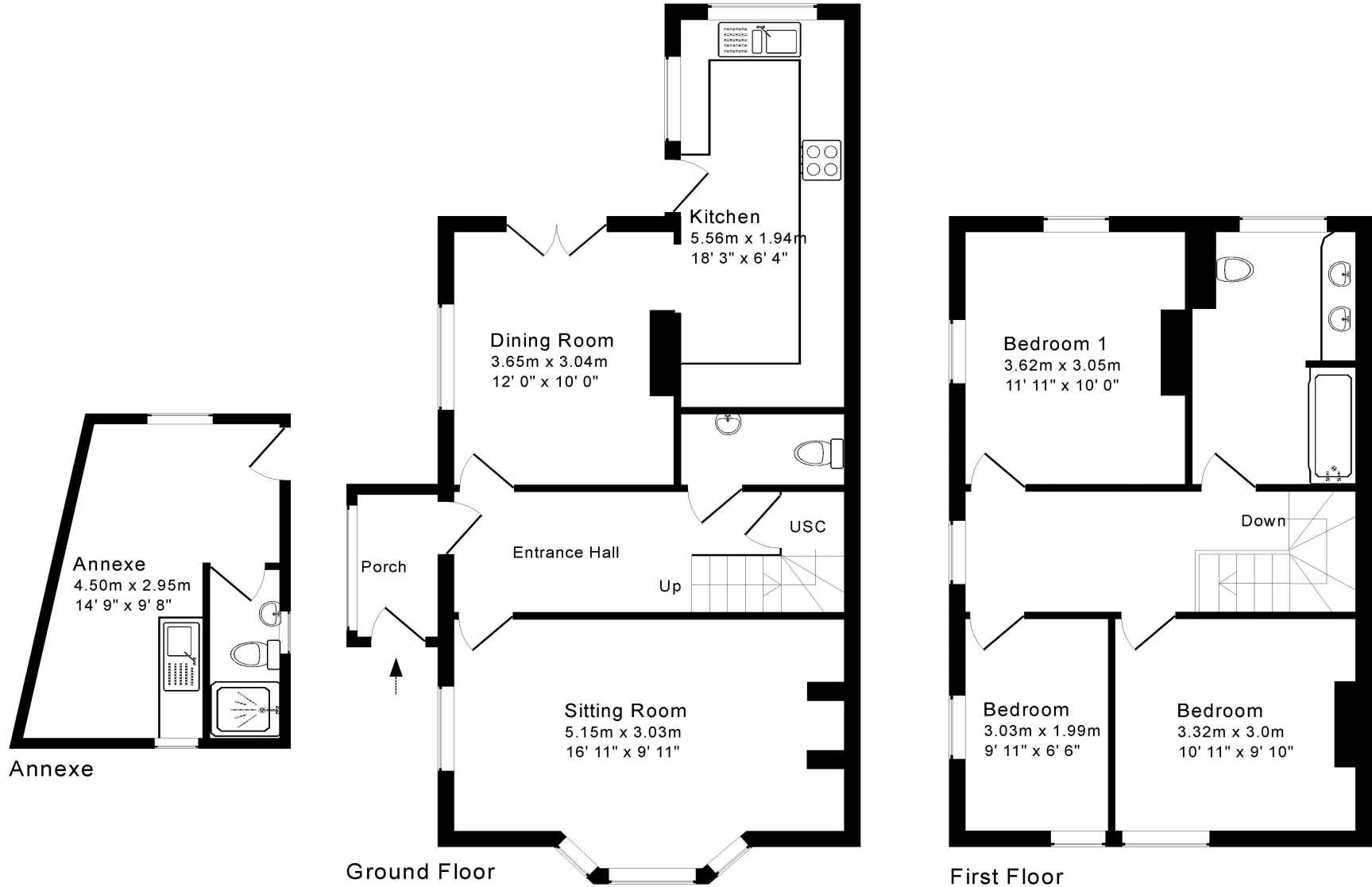
The property is situated in Fairfield Gardens and is within a level walk of the town centre which offers a good range of supermarkets, shops, cafes, restaurants, health centres and public houses. Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. More comprehensive facilities can be found in Street, 2 miles distant, where Clarks Village offers a wide range of shopping outlets, there are both indoor and open air swimming pools, Strode Theatre and Strode College. Access to the M5 motorway can be gained at Junction 23 some 14 miles.

Insight

Spacious three bedroom end of terrace house, with detached one bedroom annexe/successful AirBnB, parking and lovely rear garden. Situated within walking distance of the High Street, schools and local amenities, this well presented period property, also benefits from two reception rooms, well appointed kitchen and bathroom, with a really useful covered verandah, extending from the kitchen, ideal for al-fresco dining and entertaining.

- 🌿 Character end of terrace town house enjoying a central location, close to the High Street, schools and local amenities
- 🌿 Benefiting from a separate detached one bedroom Air BnB, providing an excellent additional income (circa £18,000 in 2022), also with off road parking a private garden area
- 🌿 The main house affords well presented accommodation throughout, with a lovely secluded rear garden
- 🌿 On the ground floor, there is a sitting room with a bay window to the front and a wood burning stove, with a door into the dining room
- 🌿 The kitchen comprises a modern range of units, including an integrated double oven and hob. Space and plumbing for a fridge/freezer and washing machine
- 🌿 On the first floor there are three bedrooms off of the main landing, with a door into a well appointed bathroom
- 🌿 Extending from the rear of the house is a covered outdoors bbq and dining area, opening out onto the garden
- 🌿 This provides an attractive feature, being mainly laid to lawn, enjoy an array of colour from the mature shrubs and enjoying a sunny aspect through the day





For indicative purposes only.
Drawing Number : 192-156j

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