



£160,000

At a glance...



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**holland
& odam**

10 Cavendish Lodge
Magdalene Street
Glastonbury
Somerset
BA6 9FD

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On foot, from the town centre, proceed down the High Street and turn left into Magdalene Street. Continue for approximately 200 metres and turn right by the Catholic Church down the pedestrian access to Cavendish Lodge. Vehicle access can be gained by turning off the Street Road into Oriel Drive and then proceeding around the outside edge of Morrisons carpark, passing the petrol station, until you reach the parking for Cavendish Lodge.

Services

Mains electricity, water and drainage are connected. Electric heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease: 125 years from 1 May 2006
Service Charge: £3841.91
Ground Rent: £732.62



Location

The apartment is conveniently situated for Morrisons Supermarket and the town centre with its good range of shops, 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 more comprehensive facilities including Strode Theatre and the complex of shopping outlets in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance. There are also nearby bus routes providing access to Street, Wells, Shepton Mallet, Bath and Bristol.

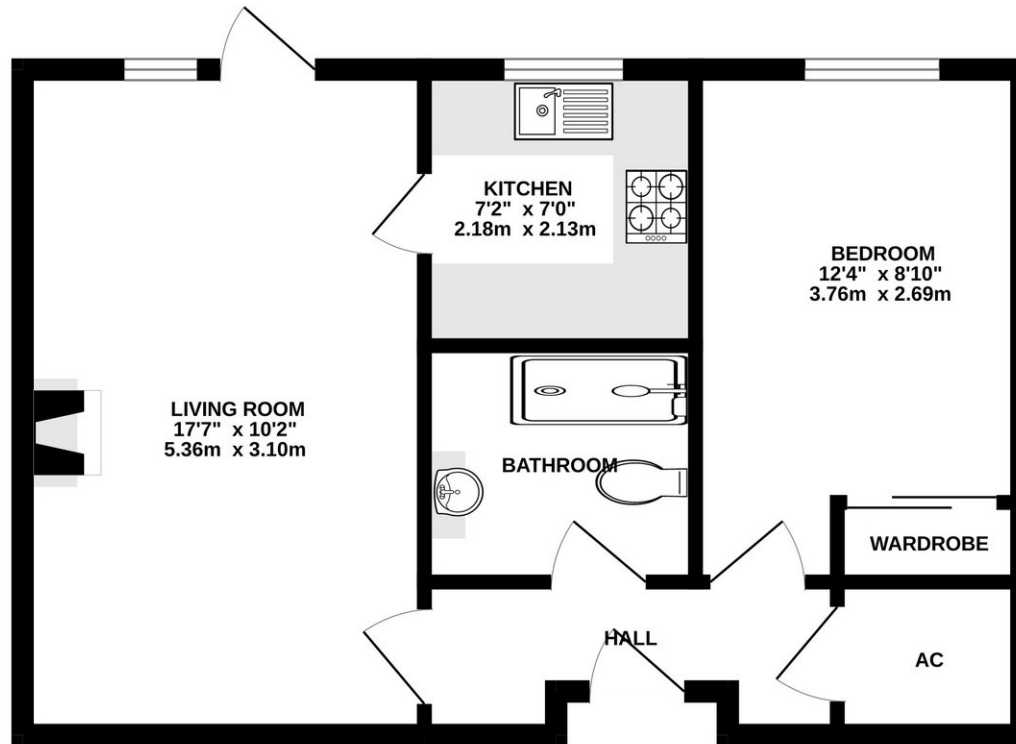
Insight

A purpose built one bedroom ground floor retirement apartment with the benefit of direct access to the development's attractively landscaped communal gardens. From the communal hall, a private entrance door opens into a spacious hall, leading to a light and airy sitting room with direct garden access, kitchen, double bedroom with built in wardrobes and a shower room. The property has been redecorated and newly carpeted throughout and is available to purchase with no onward chain.

- Retirement Apartment for ages 60 & over, having a central location for the town & local amenities and good public transport links to nearby towns
- Entrance hall with attractive doors off to all the rooms, where a walk in cupboard provides shelving and the hot water tank. Also there is a care line facility with 24 hour assistance
- The living room is bright & airy with a door opening out onto a secluded, south facing communal garden, with a further door into the kitchen.
- The kitchen has been fitted out with a range of light wood effect units incorporating a stainless steel sink, built-in electric oven, as well as an integrated fridge and integrated freezer.
- The bedroom is a good size having a double built-in wardrobe with double doors and also enjoys a lovely outlook over the communal landscaped gardens.
- The bathroom comprises a walk in shower, modern two drawer vanity unit with inset wash hand basin, and toilet.
- There is also a lovely communal lounge, guest suite, laundry room, lift to all floors, intercom system, and lodge manager (between 0900-1600 Monday-Friday)



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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