



£265,000

At a glance...



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COUNCIL
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**holland
& odam**

9 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

Mendip District Council
0300 3038588
mendip.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

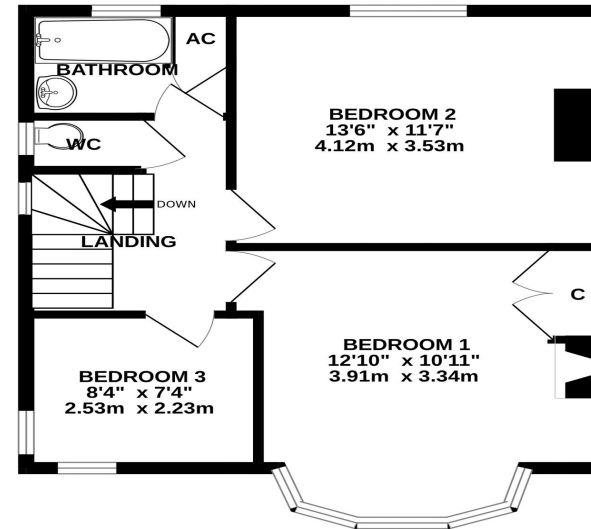
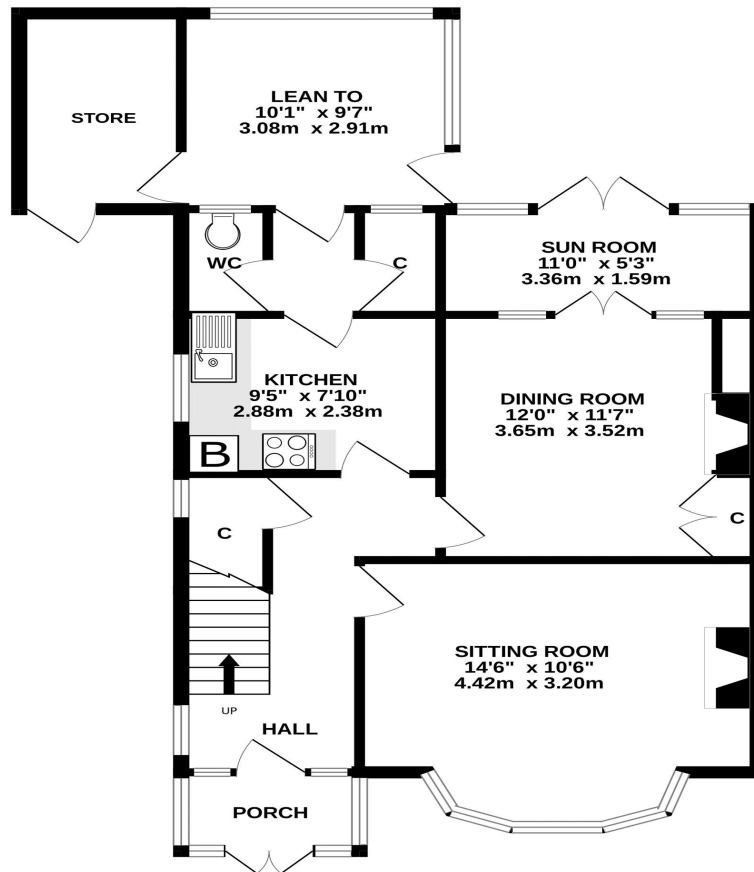
This substantial semi detached house conveniently, situated within walking distance of the High Street, Glastonbury Tor and the Chalice Well. In need of updating throughout, the property comprises of an entrance hall, sitting room, dining room, garden, room, kitchen, WC, workshop and store. On the first floor, there are three bedrooms, a bathroom and separate cloakroom. Gardens to front and rear with rear garden backing onto the Abbey Park.

- ⌘ Requiring modernisation, offering well proportioned accommodation throughout being available with no more chain
- ⌘ Entrance hall with quarry tiled floor, stairs to the first floor and period doors to both reception rooms and the kitchen
- ⌘ The sitting room has a large bay window to the front with the dining room, having a feature wood burning stove and doors to the garden room. Plus additional storage space
- ⌘ Into the kitchen, with a range of base units, integrated oven and gas hob wall mounted boiler and door to the inner hall, WC and store
- ⌘ Adjoining the rear, there is a garden room and workshop
- ⌘ On the first floor, there are three bedrooms, a bathroom and WC
- ⌘ Bedrooms one and three both have front facing aspects, with bedroom one also having a feature bay window
- ⌘ Bedroom two has a window overlooking the rear garden
- ⌘ Finally, the family bathroom comprises a bath and wash hand basin plus the airing cupboard. Also an adjoining WC
- ⌘ At the front, there is the potential to create an off-road parking space subject to planning and at the rear, there is a good, enclosed garden backing onto the Abbey Park



GROUND FLOOR
763 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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