

# Old Wells Road

Glastonbury, BA6 8EA

COOPER  
AND  
TANNER



£325,000 Freehold

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## Description

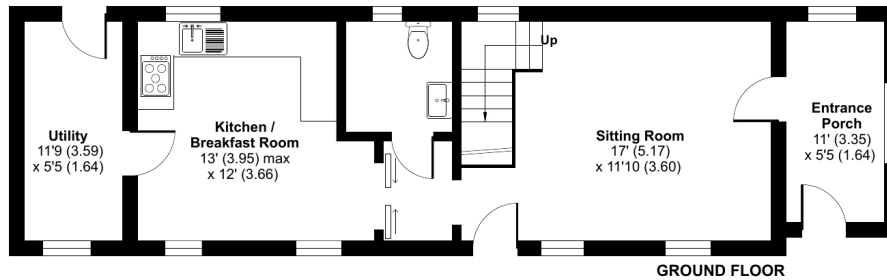
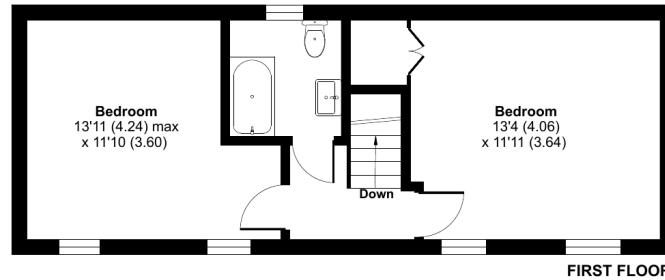
A charming cottage located on the edge of Glastonbury in a semi-rural location. The property adjoins open countryside and features views towards the Mendip Hills. The accommodation enjoys a light, contemporary feel and comprises; entrance porch, dual aspect sitting room and a well equipped kitchen/breakfast room. A separate utility area with rear access and a cloakroom with WC complete the ground floor layout. There are two substantial bedrooms and a modern family bathroom on the first floor. The bedrooms face west and overlook countryside. The side garden is divided by a shingled path with lawn and decorative planting on either side, rear access leads to a secluded courtyard seating area at the opposite end of the cottage.



## Old Wells Road, Glastonbury, BA6

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1300091



### Features

- Idyllic location surrounded by countryside
- Ground floor cloakroom with WC
- Attractive manicured garden and a separate courtyard seating area
- Utility area
- Two large double bedrooms
- Edge of Town location with easy access to open countryside including a very popular farm shop
- Freehold-Council Tax Band C

### Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating E

#### GLASTONBURY OFFICE

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