

# Wells Road

Glastonbury, BA6 9AZ

COOPER  
AND  
TANNER



£305,000 Freehold

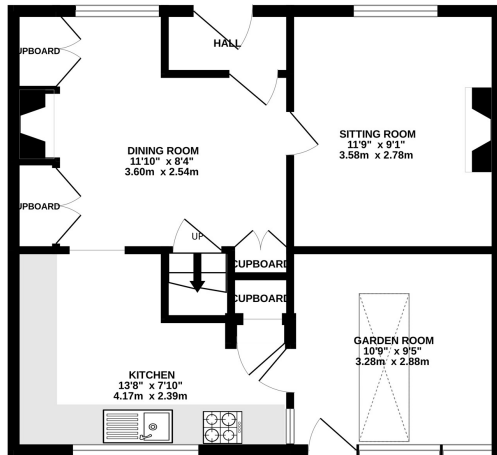
2 2 1 EPC D

## Description

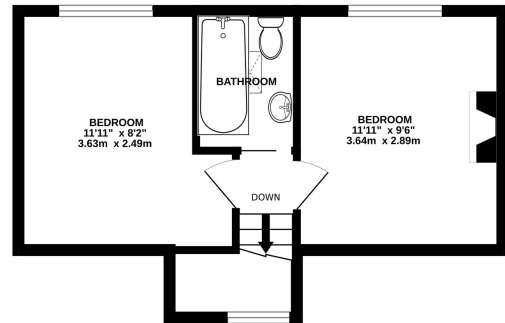
Offering a perfect blend of character and modern living, this charming cottage is discreetly positioned away from the main road, within walking distance of the town centre. Sympathetically updated by our vendor, the ground floor accommodation comprises two reception rooms, a recently updated kitchen, plus a versatile garden room. Two double bedrooms and a bathroom are situated on the first floor. This delightful property features attractive front and rear gardens, with a variety of mature plants and shrubs, providing serene and private outdoor spaces. There is the added benefit of pedestrian rear access, a timber shed for storage, and use of nearby communal gardens.



GROUND FLOOR



1ST 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.  
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## Features

- Sympathetically updated character cottage
- Discreetly positioned away from the main road
- Within level walking distance of Glastonbury High Street
- Recently updated kitchen with integrated oven and hob
- Two reception rooms AND a garden room
- Enclosed rear garden with pedestrian access
- Use of community garden and amenities
- Freehold - Council Tax Band B

## Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

### GLASTONBURY OFFICE

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