

# Wells Road

Glastonbury, BA6 9BY

COOPER  
AND  
TANNER



£420,000 Freehold

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## Description

This imposing family home is being brought to the market for the first time since its construction over 70 years ago. The property features vast landscaped gardens, a substantial garage with workshop and extensive westerly views. The accommodation does require modernisation but is of good proportions and comprises two reception rooms, a galley style kitchen, ground floor WC and a useful utility area on the ground floor. Four bedrooms and the family bathroom are located on the first floor. There is off road parking, extensive landscaped gardens and an adjoining substantial garage/workshop providing conversion or extension for enhanced accommodation.

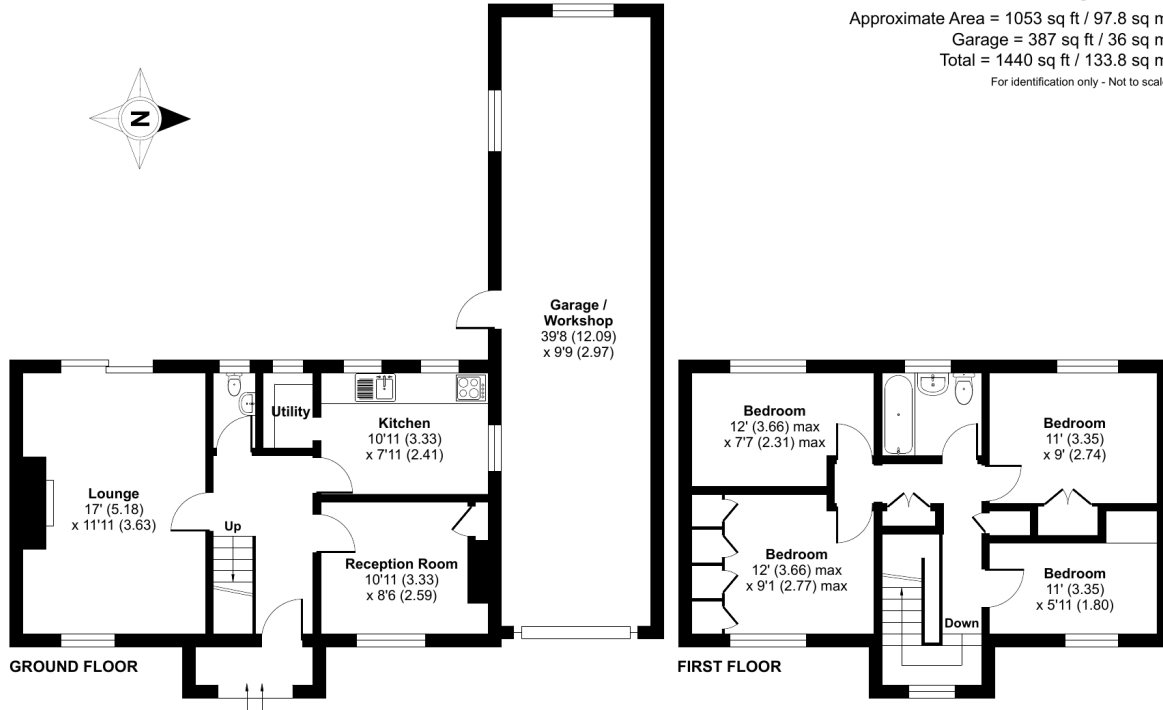
## Wells Road, Glastonbury, BA6

Approximate Area = 1053 sq ft / 97.8 sq m

Garage = 387 sq ft / 36 sq m

Total = 1440 sq ft / 133.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Cooper and Tanner. REF: 1040001



### Features

- NO ONWARD CHAIN
- Brought to the market for the first time since its construction
- Plenty of space to extend (Subject to required permissions)
- Substantial GARAGE and WORKSHOP
- TWO RECEPTIONS ROOMS, including a well proportioned lounge
- Utility area (with plumbing)
- Far reaching, westerly views
- Ground floor WC
- Freehold - Council Tax Band E

### Local Information

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

#### GLASTONBURY OFFICE

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