

# Hamlyn Road

Glastonbury, BA6 8HS

COOPER  
AND  
TANNER



£195,000 Share of Freehold

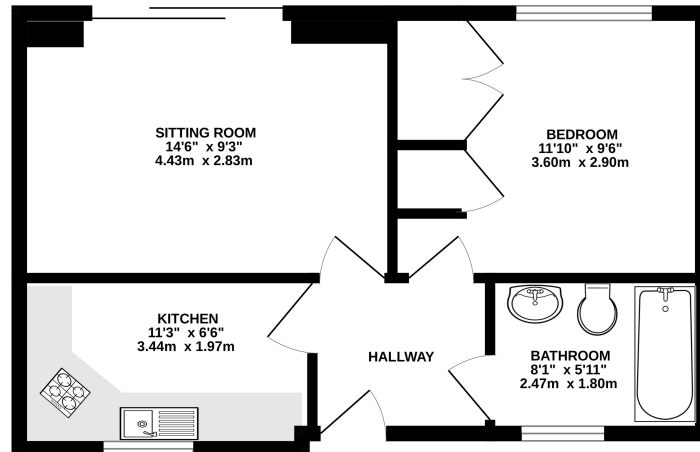
🛏 1 🛋 1 🚿 1 EPC D

---

## Description

Positioned in a highly desirable and elevated location, this one bedroom ground floor apartment features extensive views and a substantial rear garden. The property is approached via a set of steps leading down to the garden room and front door. There is additional pedestrian side access to the large garden at the rear. The accommodation includes an entrance hall, a modern kitchen and a spacious bathroom. The sitting room features sliding doors providing garden access and a well proportioned double bedroom benefiting from built in wardrobes and Westerly views towards the Somerset levels.

## GROUND FLOOR



23A HAMLIN ROAD, GLASTONBURY, SOMERSET, BA6 8HS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Netplan ©2024



### Features

- NO ONWARD CHAIN
- Large garden, with pedestrian side access
- Elevated Westerly views across the Somerset Levels
- Within walking distance of Glastonbury High Street
- Built in wardrobes
- Ground floor apartment with private garden
- Ideal first time buy or investment property
- Single garage (located in a block nearby)
- New 999 Year Lease
- Share of Freehold - Council Tax Band B

### Local Information

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

#### GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

[glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

