

Benedict Street

Glastonbury, BA6 9EZ

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:

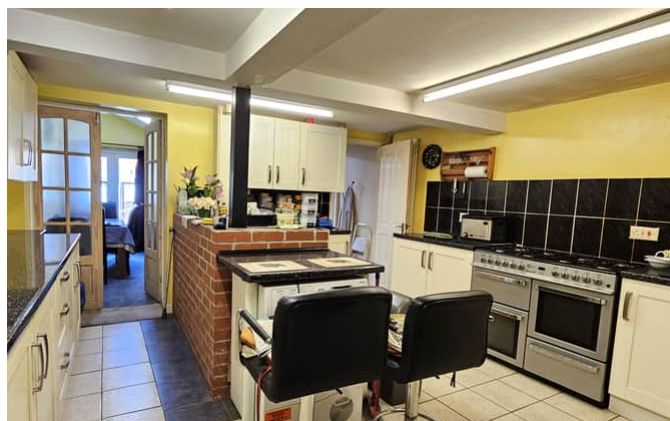


£315,000 Freehold

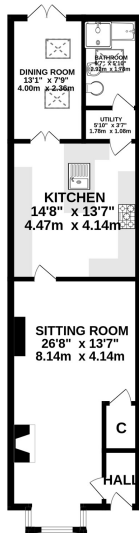
3 2 2 EPC C

Description

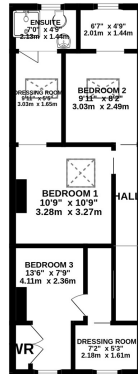
A conveniently located period home offering versatile accommodation set over three floors. The property includes a garage with vehicular access and an adjoining workshop. The accommodation requires some modernising but offers plenty of scope to improve and briefly comprises; a south facing lounge/diner with bay fronted aspect, a well equipped kitchen/breakfast room complete with breakfast bar, a separate dining area/home office, utility room and a shower room with WC. Three bedrooms and a family bathroom are located on the first floor and there is a useful loft room on the top floor. The largest bedroom features a dressing area and ensuite facilities. The rear garden requires low maintenance and leads to the workshop and garage.



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



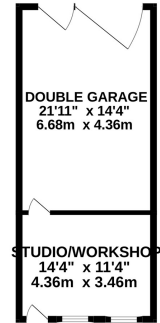
1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



ATTIC FLOOR
157 sq.ft. (14.6 sq.m.) approx.



GARAGE
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1861 sq.ft. (172.8 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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Features

- Versatile accommodation
- Garage at rear with separate workshop/store
- Kitchen/breakfast room
- Ground floor shower room and WC
- Three bedrooms and a second floor loft room
- Separate utility room
- En-suite facilities
- Modernisation required but plenty of scope to improve
- Freehold - Council Tax Band B

Local Information

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

GLASTONBURY OFFICE

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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 same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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