

# Old Wells Road

Glastonbury, BA6 8EA

COOPER  
AND  
TANNER



£270,000 Freehold

🛏 3 🛋 1 🚿 1 EPC D

---

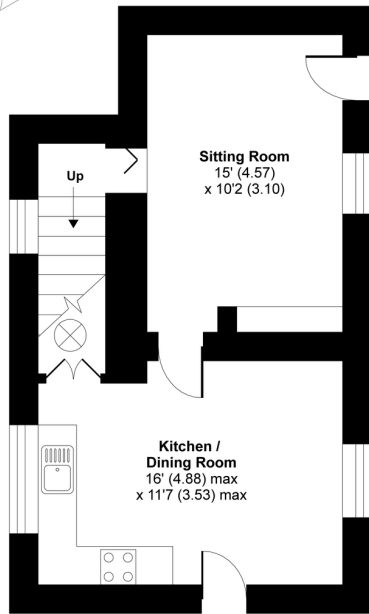
## Description

Situated on the outskirts of Glastonbury and in a generally good standard of presentation, this semi-detached cottage benefits from a courtyard garden, parking, and no onward chain. The ground floor accommodation is comprised of a kitchen/diner, with integrated oven and under stair storage, and a living room with feature fireplace. A family bathroom, two double bedrooms and a single bedroom/study are situated on the first floor. A courtyard garden/parking bay is situated to the side of the property, with the added benefit of nearby street parking.

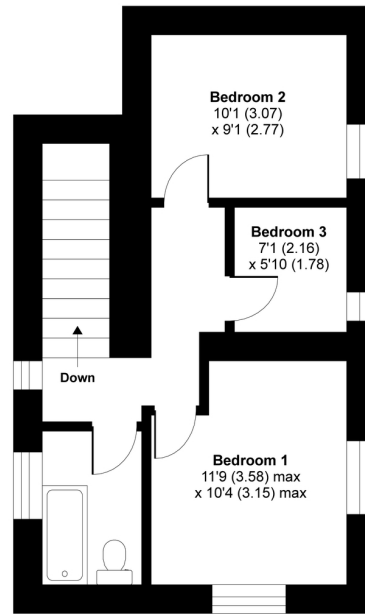
## Old Wells Road, Glastonbury, BA6

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Cooper and Tanner. REF: 779021



### Features

- NO ONWARD CHAIN
- Semi-detached cottage
- Private, EDGE OF TOWN location
- Two DOUBLE BEDROOMS
- Third bedroom/Study
- Kitchen/Diner
- Courtyard garden/parking bay
- Double glazing throughout
- Gas central heating
- CHARACTER property

### Local Information

- Council Tax Band C
- Tenure 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 matters as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

