

# Old Wells Road

Glastonbury, BA6 8EA

COOPER  
AND  
TANNER



£315,000 Freehold

🛏 2 🛋 2 🚿 1 EPC E

---

## Description

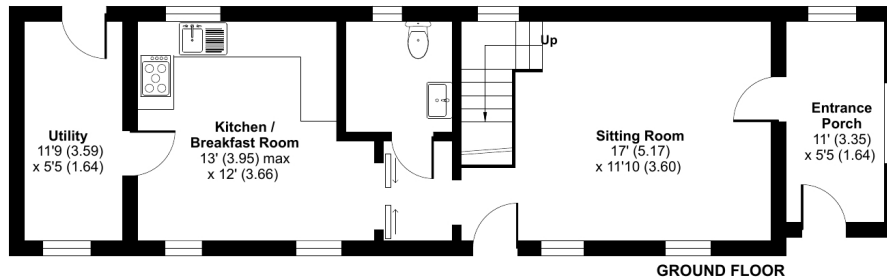
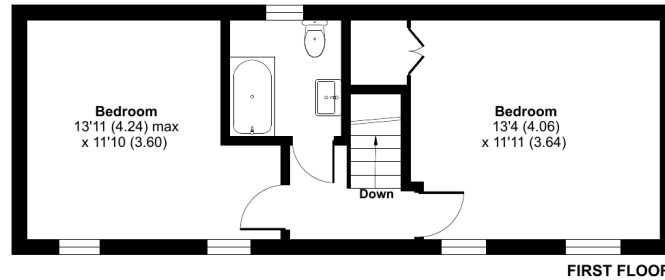
A charming cottage located on the edge of Glastonbury in a semi-rural location. The property adjoins open countryside and features views towards the Mendip Hills. The accommodation enjoys a light, contemporary feel and comprises; entrance porch, dual aspect sitting room and a well equipped kitchen/breakfast room. A separate utility area with rear access and a cloakroom with WC complete the ground floor layout. There are two substantial bedrooms and a modern family bathroom on the first floor. The bedrooms face west and overlook countryside. The side garden is divided by a shingled path with lawn and decorative planting on either side, rear access leads to a secluded courtyard seating area at the opposite end of the cottage.



## Old Wells Road, Glastonbury, BA6

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1300091



### Features

- Idyllic location surrounded by countryside
- Ground floor cloakroom with WC
- Attractive manicured garden and a separate courtyard seating area
- Utility area
- Two large double bedrooms
- Edge of Town location with easy access to open countryside including a very popular farm shop
- Walking distance of bus stop (376 route) and within easy reach of Wells by car.
- Freehold-Council Tax Band C

### Local Information

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

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

